# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN

## CONTACTS:


DEVELOPER:
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2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JEREMY POWELL, P.L.A.


## BENCHMARK

BENCHMARK: DOUGLAS COUNTY GIS CONTROL MONUMENT 1060032
3-1/4" ALUMINUM CAP DCGIS MONUMENT LOCATED AT THE STROH RANCH SOCCER PARK IN THE SOUTHEAST CORNER OF THE PARKING LOT.
ELEVATION: 5903.11 FEET (NAVD 1988 DATUM).

## BASIS OF BEARINGS

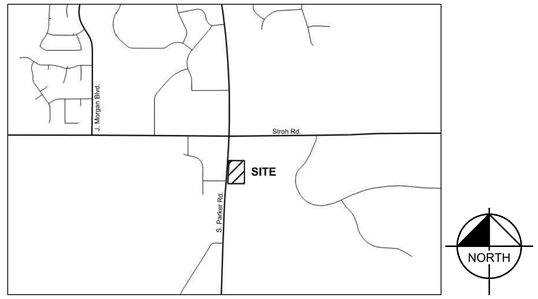
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN WITH A RECORD BEARING OF S89°59'29"W MONUMENTED BY 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "AZTEC, 2018, PLS 22561" FOUND IN A RANGE BOX AT THE NORTHEAST CORNER OF SAID SECTION 3 AND A 3-1/4" ALUMINUM CAP ON A #6 REBAR WITH APPROPRIATE MARKINGS AND STAMPED "2006, PLS 29761" FOUND IN A RANGE BOX AT THE NORTH 1/4 CORNER OF SAID SECTION 3, WITH BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

## FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 – SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## LEGAL DESCRIPTION

LOT 2A, PARKER POINTE SUBDIVISION FILING NO. 1, COUNTY OF DOUGLAS, STATE OF COLORADO.




VICINITY MAP
N.T.S.

| Sheet List Table | |
|---|---|
| Sheet Number | Sheet Title |
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| 2 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| 3 | SITE PLAN |
| 4 | PRELIMINARY UTILITY PLAN |
| 5 | FIRE TRUCK ACCESS PLAN |
| 6 | PHOTOMETRIC PLAN |
| 7 | PHOTOMETRIC DETAILS |
| 8 | PHOTOMETRIC DETAILS |
| 9 | PHOTOMETRIC DETAILS |
| 10 | LANDSCAPE PLAN |
| 11 | LANDSCAPE NOTES |
| 12 | LANDSCAPE DETAILS |
| 13 | IRRIGATION PLAN |
| 14 | IRRIGATION NOTES |
| 15 | IRRIGATION DETAILS |
| 16 | PEDESTRIAN PLAZA DETAILS |
| 17 | NET LEASABLE AREA |
| A2.0 | BUILDING ELEVATIONS |
| A2.1 | BUILDING ELEVATIONS |

## SITE DATA

| | |
|---|---|
| PROPERTY ACREAGE | 1.48 ACRES (64,609 SF) |
| PERVIOUS AREA | 0.32 ACRES |
| IMPERVIOUS AREA | 1.16 ACRES |
| MAXIMUM IMPERVIOUS AREA | 1.26 ACRES, 85% OF TOTAL LAND AREA |
| BUILDING DENSITY | 4,795 SF (BLDG) = 7.42%<br>64,609 SF (LOT) |
| MAX BUILDING DENSITY | NONE |
| PARKING AREA | 47,535 SF |
| NET LEASABLE AREA | 2,626 SF |
| PARKING REQUIRED | 26 (1 PER 100 NLA) |
| PARKING PROVIDED | 26 ON-SITE SPACES (2 ADA SPACES) |
| BICYCLE PARKING REQUIRED | 2 (2 PER 10,000 SF) |
| BICYCLE PARKING PROVIDED | 3 |

## LAND USE DATA

| | |
|---|---|
| EXISTING ZONING | PLANNED DEVELOPMENT |
| GROSS SITE AREA | 1.4776 ACRES |
| NUMBER OF BUILDINGS | 1 BUILDING |
| BUILDING GROSS FLOOR AREA | 4,795 SF |
| NET LEASABLE AREA | 2,626 SF |

## DEVELOPMENT STANDARDS

| COMMERCIAL DEVELOPMENT STANDARDS | TOWN OF PARKER LAND DEVELOPMENT CODE REQ. | PROVIDED |
|---|---|---|
| MINIMUM LANDSCAPE AREA | 0.22 AC (15%) | 0.32 AC (22%) |
| MAXIMUM BUILDING HEIGHT | 35 FEET | 1 STORY/ 23'-0 1/2" |
| MINIMUM OFF-STREET PARKING | 26 (PER NLA) | 26 ONSITE SPACES (2 ADA STALLS) |
| MAXIMUM FLOOR AREA RATIO (FAR) | 0.35 | 0.075 |

## SETBACKS

| COMMERCIAL DEVELOPMENT STANDARDS | REQUIRED SETBACK | PROVIDED SETBACK |
|---|---|---|
| FRONT | 10' | 59' |
| SIDE | 8' | 66'/98' |
| REAR | 0' | 127' |

Know what's **below.** **Call** before you dig.

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PREPARED BY:

PREPARED FOR: McDonald's USA, LLC


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DRAWN BY: MGS
STD ISSUE DATE:

REVIEWED BY: JJM
DATE ISSUED: 03/22/2024

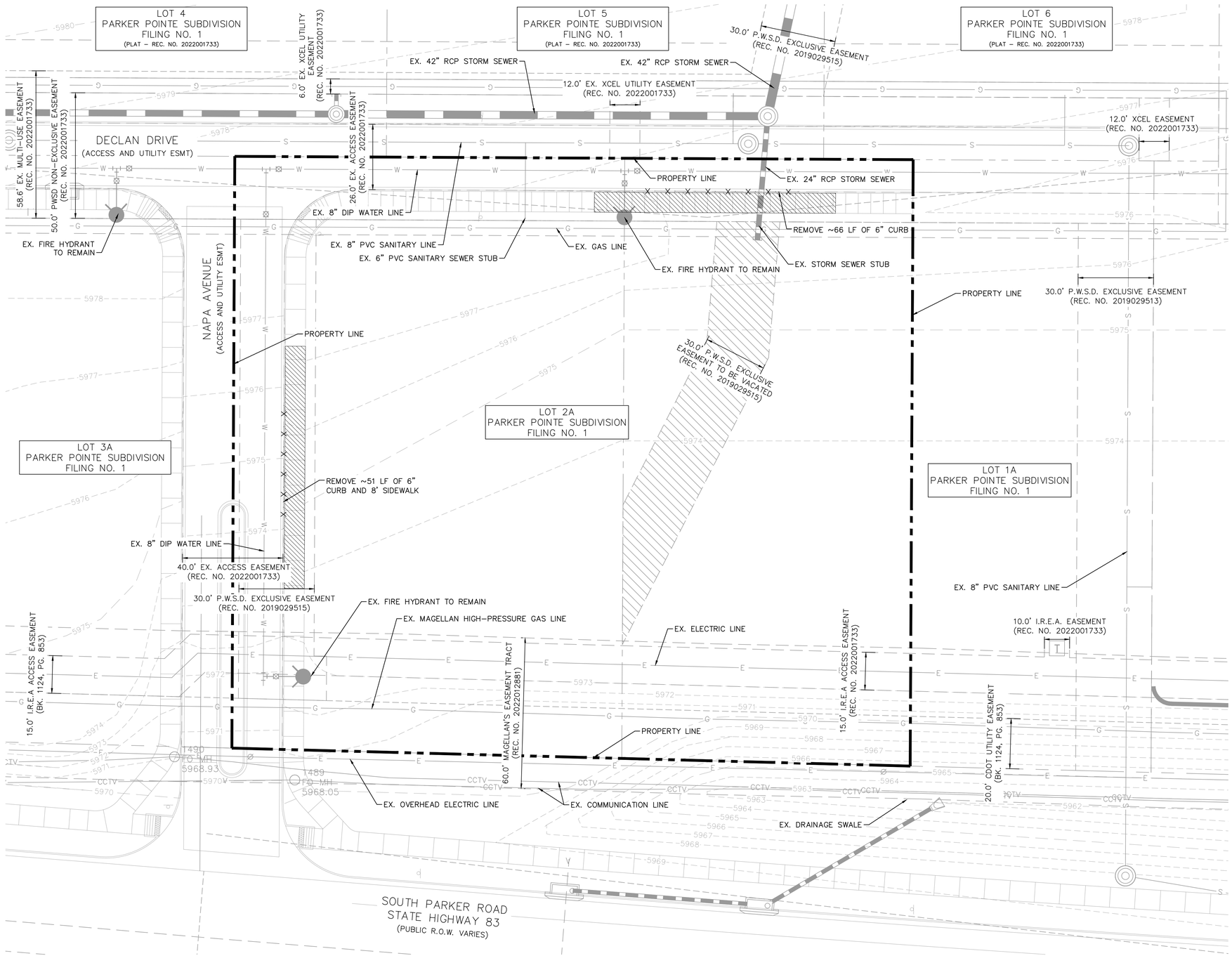
TITLE: **SITE PLAN**
DESCRIPTION: **COVER SHEET**
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

1

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN




### LEGEND

- PROPERTY LINE
- PARCEL LINE
- EX. EASEMENT
- EX. WATER LINE
- EX. SANITARY LINE
- EX. STORM SEWER
- EX. PHONE LINE
- EX. ELECTRIC LINE
- EX. GAS LINE
- PROP. DEMO EXTENTS
- PROP. DEMO EXTENTS

### NOTES:

1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS "TO BE REMOVED".

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| DRAWN BY | REVIEWED BY: | DATE ISSUED |
|---|---|---|
| MGS | JJM | 03/22/2024 |
| STD ISSUE DATE | | |

TITLE: **SITE PLAN**

DESCRIPTION: **EXISTING CONDITIONS AND DEMOLITION PLAN**

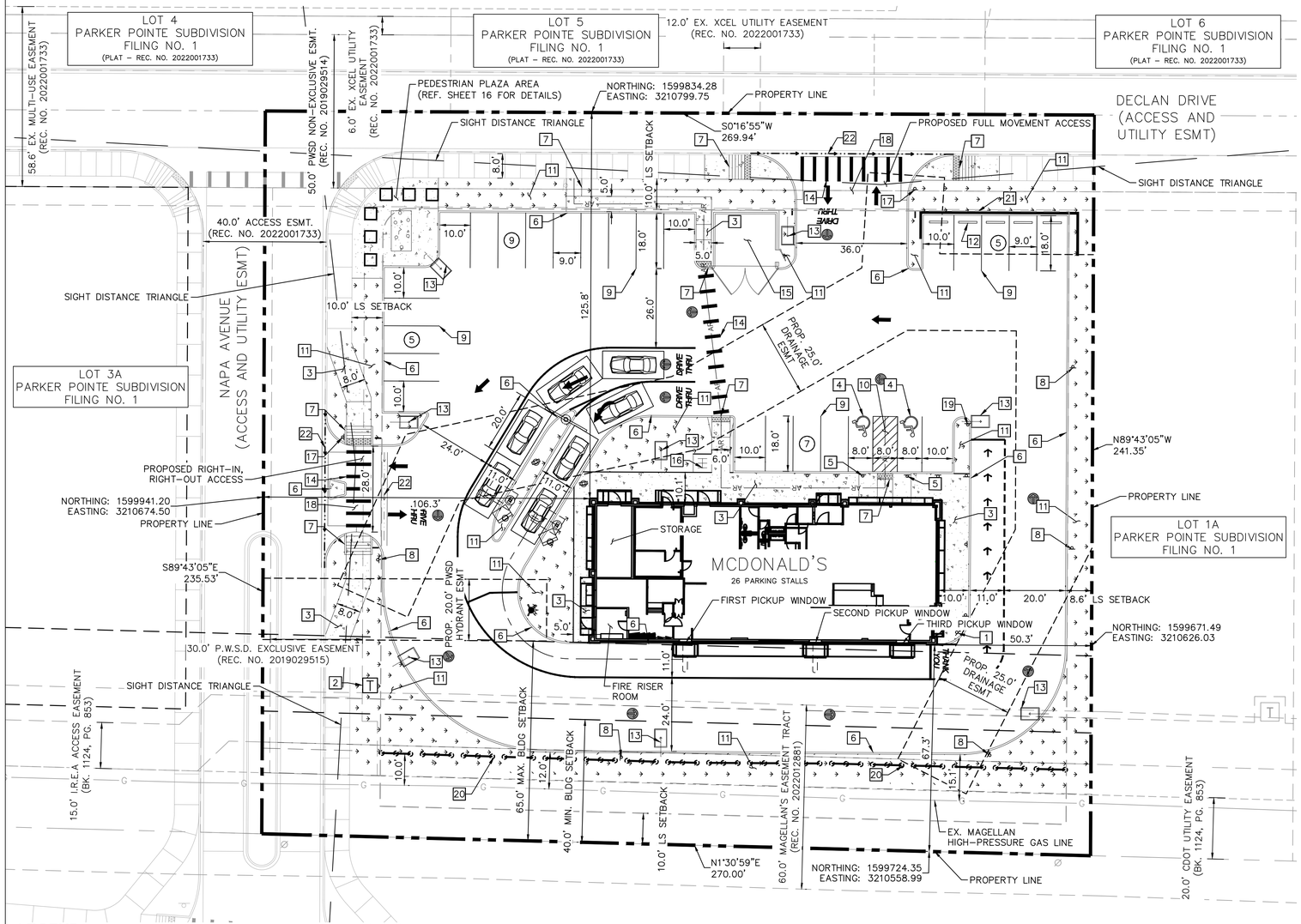
SITE ID: 51032

SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN




### LEGEND

- PROPERTY LINE
- SETBACK
- EX. EASEMENT
- AR — ACCESSIBLE ROUTE
- SCREEN WALL
- PROP. RETAINING WALL
- LANDSCAPE
- CONCRETE SIDEWALK
- CONCRETE PAVING
- (#) PARKING STALL COUNT
- SIGHT DISTANCE TRIANGLE

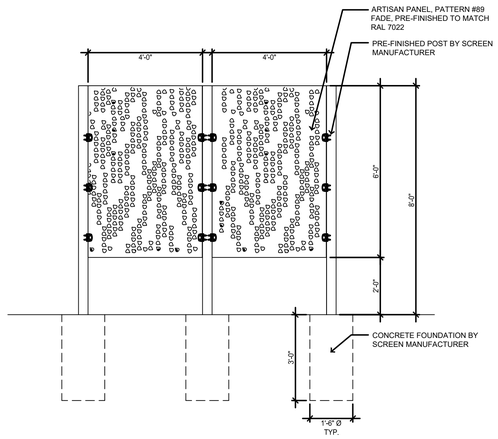
### KEY NOTES

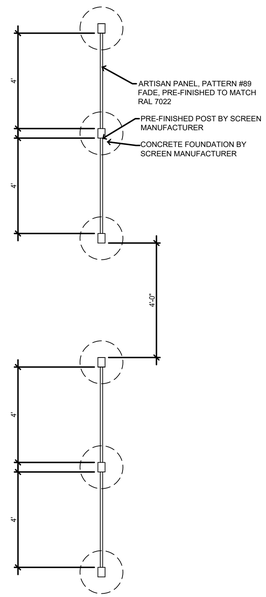
1. PROPOSED "NO PARKING ANY TIME" SIGN
2. PROPOSED TRANSFORMER LOCATION
3. PROPOSED CONCRETE SIDEWALK (DIMENSION PER PLAN)
4. PROPOSED ADA SYMBOL
5. PROPOSED ADA SIGN
6. PROPOSED 6" WIDE X 6" TALL CONCRETE CURB HEAD
7. PROPOSED ADA RAMP
8. PROPOSED "NO PARKING FIRE LANE" SIGN
9. PROPOSED 4" WIDE PARKING STRIPE
10. PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
11. PROPOSED LANDSCAPING (REF. LANDSCAPING PLANS)
12. PROPOSED WHEEL STOP
13. PROPOSED SITE LIGHT (REF. PHOTOMETRIC PLANS FOR DETAILS)
14. PROPOSED CROSSWALK
15. PROPOSED TRASH ENCLOSURE
16. PROPOSED BIKE PARKING (3 SPACES)
17. PROPOSED STOP SIGN
18. PROPOSED DRIVEWAY ACCESS
19. PROPOSED 'DO NOT ENTER' SIGN
20. PROPOSED 8' SCREEN WALL (REF. DETAIL THIS SHEET)
21. PROPOSED RETAINING WALL, SPLIT FACE MSE BLOCK WALL WITH COLOR TO MATCH BUILDING, AVERAGE HEIGHT = 1.2' (REF. DETAIL THIS SHEET)
22. PROPOSED 2' CONCRETE GUTTER PAN

**WARNING**

**HIGH-PRESSURE PIPELINE(S)**

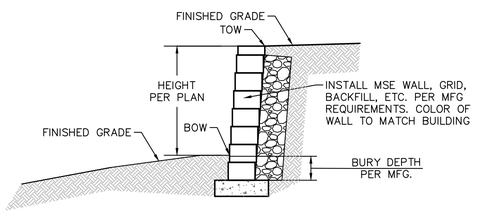
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM MAGELLAN PIPELINE COMPANY, L.P.




## SCREEN WALL DETAIL

NOT TO SCALE




## MSE BLOCK RETAINING WALL DETAIL

NOT TO SCALE

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PREPARED FOR: McDonald's USA, LLC

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|---|---|
| MGS | JJM |
| STD ISSUE DATE | DATE ISSUED |
| | 03/22/2024 |

TITLE: SITE PLAN

DESCRIPTION: SITE PLAN

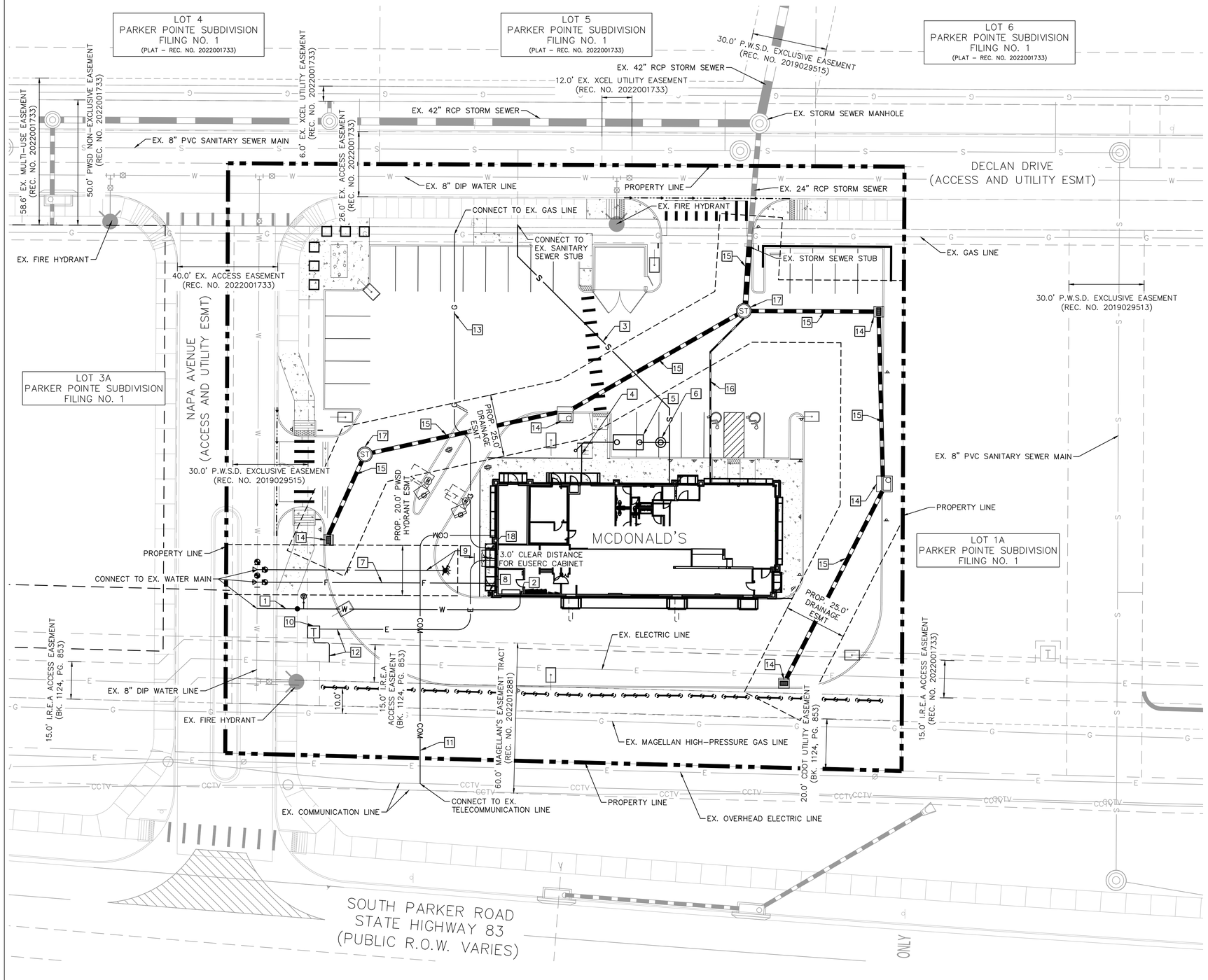
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

SITE ID: 51032

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN




## LEGEND

- PROPERTY LINE
- EX. EASEMENT
- PROP. RETAINING WALL
- W — EX. WATER LINE
- S — EX. SANITARY LINE
- EX. STORM SEWER
- CCTV — EX. PHONE LINE
- E — EX. ELECTRIC LINE
- G — EX. GAS LINE
- W — PROP. WATER LINE
- S — PROP. SANITARY LINE
- PROP. STORM SEWER
- COM — PROP. COMMUNICATIONS LINE
- E — PROP. ELECTRIC LINE
- G — PROP. GAS LINE
- CONCRETE SIDEWALK

## KEY NOTES

1. PROPOSED DOMESTIC WATER SERVICE LINE
2. PROPOSED WATER METER LOCATED INSIDE BUILDING
3. PROPOSED SANITARY SEWER SERVICE LINE
4. PROPOSED GREASE INTERCEPTOR SERVICE LINE
5. PROPOSED GREASE TRAP WITH TRAFFIC RATED LIDS
6. PROPOSED SAMPLING MANHOLE
7. PROPOSED FIRE SERVICE LINE
8. PROPOSED FDC
9. PROPOSED FIRE HYDRANT AND FIRE HYDRANT LATERAL
10. PROPOSED TRANSFORMER
11. PROPOSED TELECOMMUNICATIONS SERVICE LINE
12. PROPOSED ELECTRIC SERVICE LINE
13. PROPOSED GAS SERVICE LINE
14. PROPOSED STORM INLET
15. PROPOSED STORM SEWER
16. PROPOSED ROOF DRAIN (SEE MEP AND ARCHITECT PLANS FOR ROOF DRAIN SIZING AND BUILDING P.O.C.)
17. PROPOSED STORM MANIFOLD
18. PROPOSED EUSERC CABINET

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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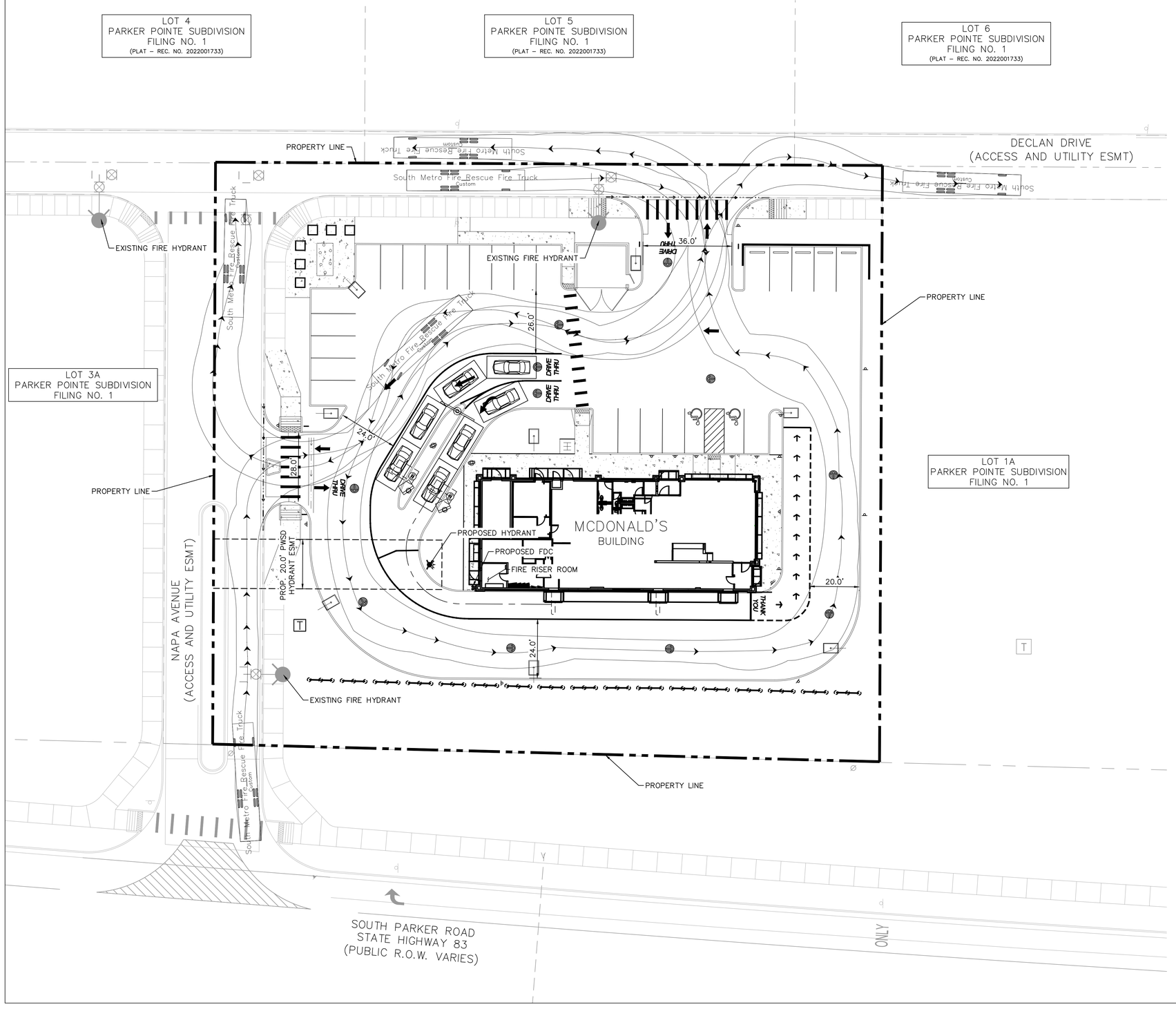
|---|---|---|
| MGS | JJM | 03/22/2024 |
| STD ISSUE DATE | | |

TITLE: SITE PLAN
DESCRIPTION: PRELIMINARY UTILITY PLAN
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

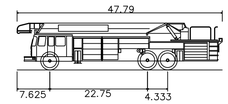
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN




### LEGEND

PROPERTY LINE




SOUTH METRO FIRE RESCUE FIRE TRUCK

| | |
|---|---|
| Overall Length | 47.790ft |
| Overall Width | 10.083ft |
| Overall Body Height | 10.750ft |
| Min Body Ground Clearance | 1.550ft |
| Track Width | 8.417ft |
| Lock-to-lock time | 5.00s |
| Wall to Wall Turning Radius | 46.667ft |

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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| STD ISSUE DATE | |
| REVIEWED BY | JJM |
| DATE ISSUED | 03/22/2024 |

TITLE: **SITE PLAN**

DESCRIPTION: **FIRE TRUCK ACCESS PLAN**

SITE ID: 51032

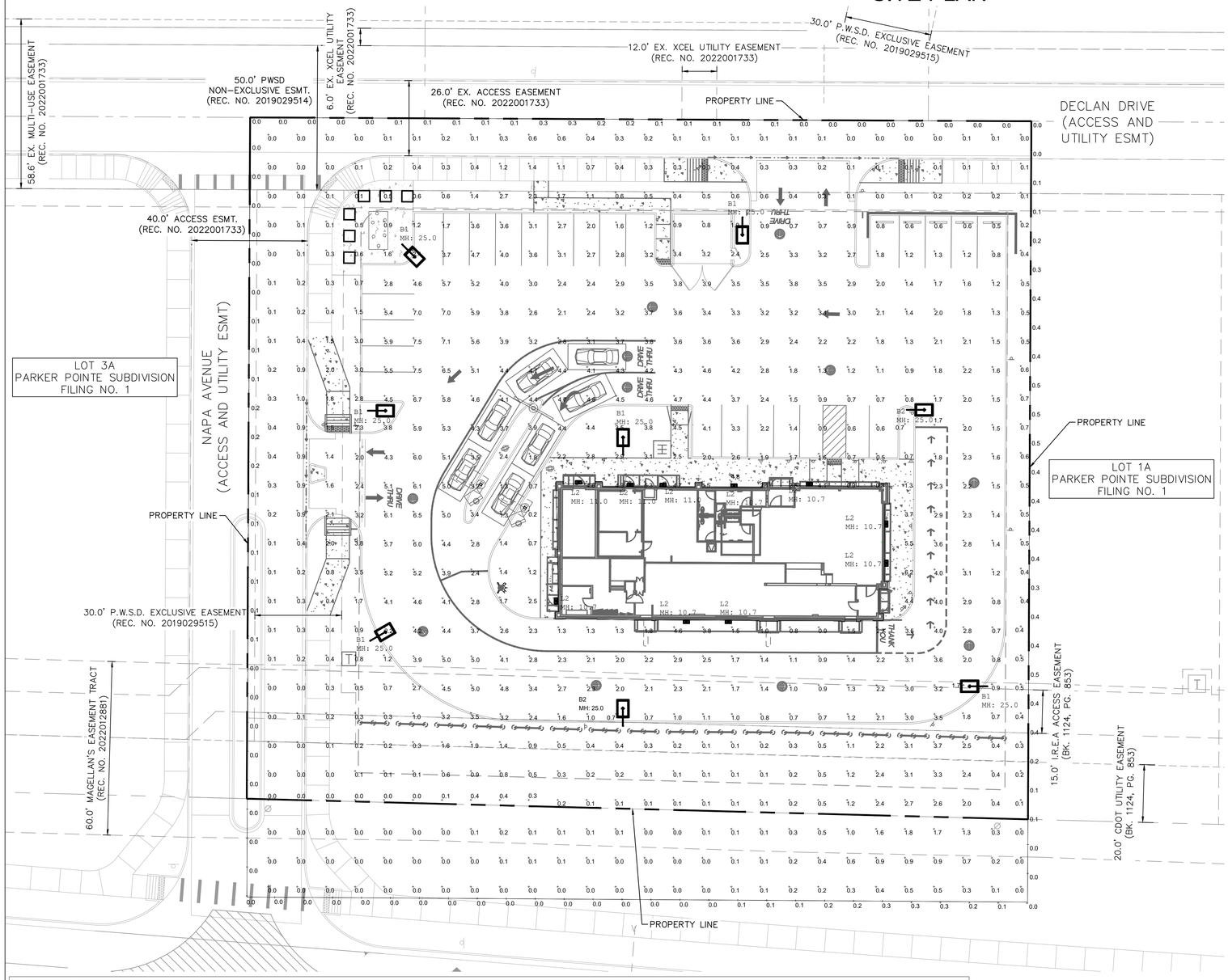
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

**5**

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN




## LEGEND

- PROPERTY LINE
- EX. EASEMENT
- SCREEN WALL
- PROP. RETAINING WALL
- LANDSCAPE
- CONCRETE SIDEWALK

## NOTES:

DISTANCE BETWEEN READINGS IS 10'

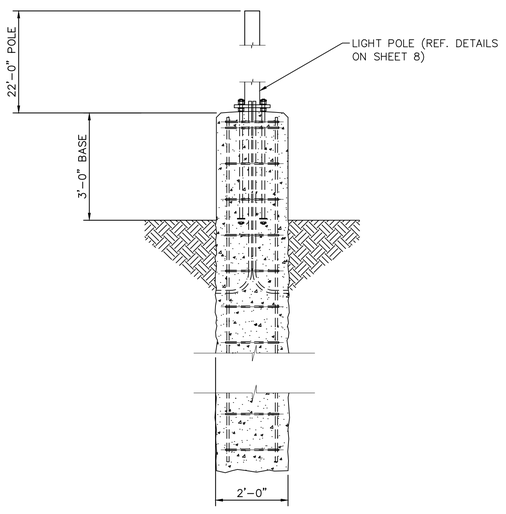
LIGHT POLE SHALL BE PLACED AT LEAST 18" FROM BACK OF CURB ADJACENT TO HEAD IN PARKING STALLS.

## DETAILS:

MOUNTING HEIGHT = 25' (22' POLE + 3' BASE)
MOUNTING HEIGHT = 9' (WALL)
MOUNTING HEIGHT MEASURED FROM TOP OF FIXTURE TO FINISHED GRADE
TILT = 0
LIGHTS ARE CUTOFF WITH FLAT GLASS LENS
CALCULATION GRIDS ARE AT GRADE (Z=0)

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40




LIGHT POLE DETAIL

| Calculation Summary | | | | | | | |
|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min |
| PAVED SURFACE READINGS | Illuminance | Fc | 2.84 | 7.5 | 0.5 | 5.68 | 15.00 |
| PROPERTY LINE READINGS | Illuminance | Fc | 0.12 | 0.5 | 0.0 | N.A. | N.A. |
| UNPAVED SURFACE READINGS | Illuminance | Fc | 0.80 | 6.3 | 0.0 | N.A. | N.A. |

| Luminaire Schedule | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Arrangement | LLF | Description | Lum. Watts | EPA | Mtg Height | Pole Type | UserField4 | UserField5 |
| | 2 | B2 | Single | 0.900 | VP-1-160L-100-5K7-3-BC | 97.2 | 0.607 | 25 | SES-22-50-07-TA-GL-xx (5") | POLE | DARK BRONZE |
| | 6 | B1 | Single | 0.900 | VP-2-320L-235-5K7-4W-BC | 235 | 0.607 | 25 | SES-22-50-07-TA-GL-xx (5") | POLE | DARK BRONZE |
| L2 | 10 | L2 | SINGLE | 0.900 | RWSC-36L-5K-DO-U-PS | 14.4 | | as noted | | WALL | DARK BRONZE |

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PREPARED FOR:
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| MGS | STD ISSUE |
| REVIEWED BY | |
| JJM | |
| DATE ISSUED | |
| 03/22/2024 | |

TITLE: SITE PLAN
DESCRIPTION: PHOTOMETRIC PLAN
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO
SITE ID: 51032

6

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN

SECURITY LIGHTING™

# RWSC

RADIUS LED WALL SCONCE

The RWSC LED radius wall sconce series offers a combination of light distributions that wash the building facade while the radial soft form housing accentuates building architectural design elements in all commercial and residential applications.

The RWSC LED provides excellent illumination with a high efficiency LED light source of 72 or 36 mid power LEDS that deliver up to 2,835 lumens and up to 109 lumens per watt.

The RWSC LED fixture has become a building standard and is stocked as a quick ship item in many colors and distributions.

### Features

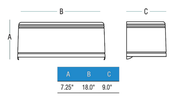
- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses, UL listed for use in wet locations
- DLC, Downlight only, full cut-off
- Dark Sky compliant, Downlight only

**Operating Temperature**
- -30°C to 40°C

**Electrical:**
- Dimming is an option (consult factory)

**Mounting**
RWSC features Intelligent Mounting Bracket which helps save time and money by allowing only one person to easily install. The small mounting bracket is very user friendly and features an integrated level bubble on the bracket ensuring fixture installation will always be perfect.

### Dimensions




| A | B | C |
|---|---|---|
| 7.25" | 18.0" | 9.0" |

### Certifications/Listings

### Ordering Information

Ordering Example: RWSC - XXL - XX - XX - U - XX - XX

**RWSC**

| Series | # of LED's | CCT | Distribution | Voltage | Finish | Options |
|---|---|---|---|---|---|---|
| RWSC Radius Wall Sconce | 36L[1] 36 Mid-Power LED's<br>72L[2] 72 Mid-Power LED's | 3K 3000K<br>5K 5000K | DO Down only<br>UD Up/Down | U Universal 120/277V | DB Dark Bronze<br>WH White<br>BK Black<br>PS Platinum Silver<br>RA RAL Color*<br>CC Custom Color* | PC Photocontrol |

[1] 36L Only available in DO distribution
[2] 72L Only available in UD distribution
* One remote inverter required to operate every 8 down only or 5 up/down fixtures requiring EM operation
* Must provide RAL color at time of ordering
* Must provide color sample at time of ordering

Quick Ship

RWSC36L0AO0BK
RWSC36L0AO0WH
RWSC36L0EKDOB
RWSC36L0EKDPS
RWSC72L5KDUWH
RWSC72L0EKUBK
RWSC72L0EKUDB
RWSC72L0EKUPS

Accessories

| | |
|---|---|
| LG125T | Remote Emergency Inverter (grid mount only)[3] |
| LG125S | Remote Emergency Inverter (surface mount only)[3] |


Web: www.securitylighting.com
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704
Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642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HUBBELL Lighting



### SAVE THESE INSTRUCTIONS

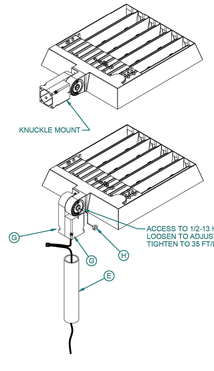
### Ratio Area Knuckle Mount

**Fixture Installation:**

1. Make power connections from the fixture wiring to the power feed wires. Route the connected wiring into the interior of the pole through the tenon.
2. Attach the Knuckle to pole (E) by sliding the Knuckle onto the tenon. Tighten each of the (8) 3/8-16 set screws (G) using a 3/16 Allen wrench to approximately 12 ft-lbs.

**Aim Adjustment:**

1. Determine the desired vertical aim angle before attempting adjustments.
2. Notice that there are tick marks are at 15° intervals, plus long tick marks at 0°, 45° and 90°. The knuckle will actually allow finer adjustments to 4° per step.
3. Remove the center hub cover (H)
4. Notice the large 1/2-13 hex head bolt in the center of the hub acts as a pivot and should be loosened slightly for adjustment, but never removed.
   **CAUTION: secure housing assembly or obtain help holding and positioning the fixture while adjusting the aim.**
5. Aim the fixture to the desired angle.
6. Once the aim angle has been completed, tighten the 1/2-13 Hex Head pivot bolt to 35 ft-lbs.
7. Replace the Knuckle cover (H).



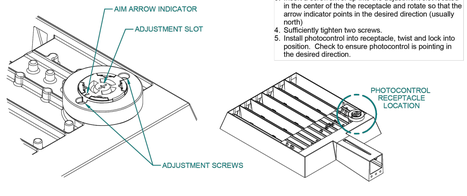

### Photocontrol Orientation

NOTE: A photocontrol is not included with this fixture.

This orientation procedure is only necessary if adjustment is required to aim the photocontrol in a certain direction. Otherwise, the photocontrol will function properly with no adjustment required to the photocontrol receptacle.

**Angle Adjustment:**

1. Remove shorting cap or photocontrol if installed.
2. Slightly loosen the two screws to allow rotation of the center section of the receptacle.
3. Insert a screwdriver tip into the adjustment slot located in the center of the the receptacle and rotate so that the arrow indicator points in the desired direction (usually north)
4. Sufficiently tighten two screws.
5. Install photocontrol into receptacle, twist and lock into position. Check to ensure photocontrol is pointing in the desired direction.






SECURITY LIGHTING™

# RWSC

RADIUS LED WALL SCONCE

### Performance Data

| # of LEDS | Drive Current (Milliamps) | System Watts | Distribution Type | 5K (5000K nominal, 80 CRI) Lumens | LPW[1] | B | U | G | 3K (3000K nominal, 80 CRI) Lumens | LPW[1] | B | U | G |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 36 | 350 | 14.4 | down | 1565 | 108.7 | 0 | 0 | 0 | 1561 | 109.1 | 0 | 0 | 0 |
| 72 | 350 | | up/down | 2400 | 96 | n/a | n/a | n/a | 2381 | 97.5 | n/a | n/a | n/a |

[1]Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment and application.

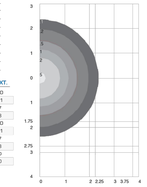
### Photometric Data

**LUMINAIRE DATA**
RWSC-36L-5K-DO-HS
Wall Mounting Outdoor Fixture
DRIVER LED30W-085-C0350

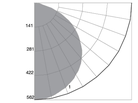
| | |
|---|---|
| Lamp | LED |
| Lumens | 1565 |
| Watts | 14.4 |
| Efficacy | 109 |
| Mounting | Wall |
| Spacing Criterion (0-180) | 1.20 |

| ZONE | LUMENS | % FIXT. |
|---|---|---|
| Front Low (0-30) | 218.6 | 14.0 |
| Front Medium (30-60) | 424.2 | 27.1 |
| Front High (60-90) | 135.5 | 8.7 |
| Front Very High (90-90) | 4.2 | 0.3 |
| Back Low (0-30) | 218.6 | 14.0 |
| Back Medium (30-60) | 424.2 | 27.1 |
| Back High (60-90) | 135.5 | 8.7 |
| Back Very High (90-90) | 4.2 | 0.3 |
| Uplight Low (90-100) | 0.0 | 0.0 |
| Uplight High (100-180) | 0.0 | 0.0 |

ISOMETRIC FOOT CANDLES




POLAR GRAPH

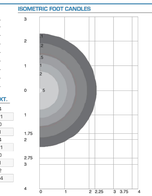



**LUMINAIRE DATA**
RWSC-72L-5K-UD-HS
Wall Mounting Outdoor Fixture
DRIVER LED50W-142-C0350

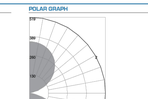
| | |
|---|---|
| Lamp | LED |
| Lumens | 2400 |
| Watts | 25 |
| Efficacy | 96 |
| Mounting | Wall |
| Spacing Criterion (0-180) | 1.20 |

| ZONE | LUMENS | % FIXT. |
|---|---|---|
| Front Low (0-30) | 201.4 | 8.4 |
| Front Medium (30-60) | 387.5 | 16.1 |
| Front High (60-90) | 119.6 | 5.0 |
| Front Very High (90-90) | 3.5 | 0.1 |
| Back Low (0-30) | 201.4 | 8.4 |
| Back Medium (30-60) | 387.5 | 16.1 |
| Back High (60-90) | 119.6 | 5.0 |
| Back Very High (90-90) | 3.5 | 0.1 |
| Uplight Low (90-100) | 5.6 | 0.2 |
| Uplight High (100-180) | 970.7 | 40.4 |

ISOMETRIC FOOT CANDLES




POLAR GRAPH





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HUBBELL Lighting



### SAUVEGARDEZ CES INSTRUCTIONS

HUBBELL Outdoor Lighting

## INSTRUCTIONS D'INSTALLATION RATIO AREA

**À LIRE ATTENTIVEMENT AVANT D'INSTALLER**

**AVERTISSEMENT!** Les appareils d'éclairages doivent être mis à la terre et installés selon le Code canadien de l'électricité et tous les codes locaux. Ne pas se conformer à ces codes pourrait conduire à **DES SECOUSSES ÉLECTRIQUES ET UN DANGER DE MORT OU D'INCENDIE**. Installez l'appareil d'éclairage seulement dans les environnements pour lesquels il est marqué, et de façon qu'un défaut ne puisse devenir un danger.

**AVERTISSEMENT!** Ce produit contient des produits chimiques reconnus par l'état de la Californie causer le cancer, des malformations congénitales et d'autres sévices à la reproduction. Bien se laver les mains après l'installation, le nettoyage ou après avoir touché le produit (particulièrement s'il est brisé).

**ATTENTION!** Suivre toutes les indications, marquages, instructions, restrictions et recommandations concernant l'utilisation du luminaire ainsi que les dégagements requis et les précautions pour ne pas vous brûler. L'étiquette apposée sur le luminaire indique les exigences électriques et environnementales ainsi que les restrictions applicables.

Tous les raccordements électriques doivent être faits par un électricien certifié.

Avant de faire l'entretien, coupez la source de courant et laissez se refroidir le luminaire.

Un programme d'entretien régulier devrait être établi pour conserver la luminosité optimale et réduire l'accumulation de chaleur.
Un chiffon doux et propre est normalement suffisant pour dépoussiérer le système optique. Toute accumulation de poussière ou saleté doit être retirée de façon régulière.

Lire attentivement les présentes instructions avant d'installer le produit. Si vous ne comprenez pas les présentes instructions, communiquez avec votre distributeur de produits Hubbell Lighting, ou avec techsupport@hubbell-ltg.com ou (864) 678-1000 au téléphone

Remettre les présentes instructions au propriétaire ou gestionnaire des installations pour référence ultérieure.

**REMARQUE :**
Ce luminaire est conçu pour les applications d'éclairage extérieur avec des températures ambiantes ne dépassant pas 40°C

**AVERTISSEMENTS :**
Il existe une tension dangereuse dans l'unité et toutes les précautions habituellement observées lors de la manipulation d'équipements à haute tension doivent être observées lors du remplacement du moteur de phare ou de tout autre entretien des luminaires. Ignorer cet avertissement pourrait entraîner un choc électrique et éventuellement causer des blessures aux personnes installant ou entretenant cet équipement. L'installation et l'entretien doivent être effectués par du personnel qualifié.

**Outils requis :**
- Clé hexagonale (Allen) - 3/16
- Douille Hexagonale - 1/2 & 3/4
- Pilote Torx - T-20
- Tournevis - lame plate et Phillips

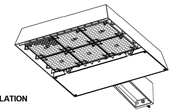




### SAVE THESE INSTRUCTIONS

HUBBELL Outdoor Lighting

## INSTALLATION INSTRUCTIONS RATIO AREA



**READ THOROUGHLY BEFORE INSTALLATION**

**WARNING!** Fixtures must be grounded and installed in accordance with the National Electrical Code and all local codes. Failure to do so may increase the **RISK OF PERSONAL INJURY, PROPERTY DAMAGE, FIRE AND DEATH.** Install and use so fixture failures do not cause a hazard and use only in environments for which the product is specifically marked.

**WARNING!** This product contains chemicals known to the State of California to cause cancer, birth defects, and/or other reproductive harm. Thoroughly wash hands after installing, handling, cleaning, or otherwise touching this product.

**CAUTION!** Follow ALL luminaire recommendations, product markings, instructions, restrictions and warnings regarding luminaire operation and burning position. Luminaire label shows electrical and environmental requirements and restrictions.

All electrical work must be done by a qualified electrician.

Turn off electric power to all affected circuits and allow to cool before servicing.

A regularly scheduled maintenance program should be established to retain optimum light output and reduce heat retention. Dusting with a soft, clean, dry cloth is normally sufficient for the optical system. Any accumulation of dust or dirt should be removed regularly.

Carefully read these instructions before installing product. If you do not understand these instructions, before starting any work, contact your Hubbell Lighting distributor or techsupport@hubbell-ltg.com or (864) 678-1000

Give instructions to facility owner/manager for future reference.

**NOTE:**
This luminaire is designed for outdoor lighting applications with ambient tempertures not exceeding 40°C

**WARNINGS:**
Dangerous voltage exist within the unit and all precautions usually observed in handling high voltage equipment should be observed when replacing light engine or otherwise servicing luminares. Disregarding this warning could result in electrical shock and possible injury to the individual installing or servicing this equipment. Installation and servicing should be done by qualified personnel.

**Tools Required:** (check tools required to install specific mount type)
- Hex (Allen) Wrench - 3/16
- Hex Socket - 1/2 & 3/4
- Torx Driver - T-20
- Screwdriver - Flat Blade & Phillips



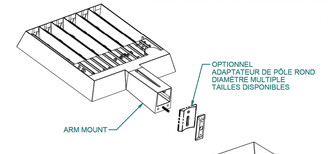


### SAUVEGARDEZ CES INSTRUCTIONS

### Ratio Area Arm Mount

**Installation du luminaire:**

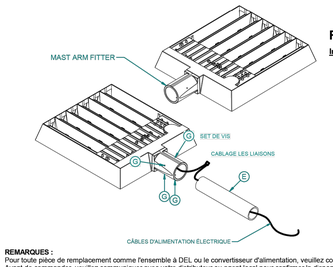
1. Ouvrez la porte du compartiment du conducteur (F) en retirant (4) les attaches 8-32 T-20 Torx.
2. Retirez le capuchon de poteau (non illustré) et positionnez la plaque d'écrou (B) à l'intérieur du poteau (A) aux emplacements des trous prépercés.
3. Insérez la tige filetée 5/16-18 (C) dans le bras et fixez-la à l'intérieur du boîtier avec un écrou, une rondelle et une rondelle d'arrêt 5/16-18.
4. Insérez l'extrémité opposée de la tige filetée dans le trou supérieur du gabarit de perçage et insérez-le dans le trou supérieur de la plaque à écrou (B). Serrer l'écrou (D) à 10 lb-pi.
5. Faites passer le fil de fixation du bras par le trou du chemin de câbles à l'intérieur du poteau, puis sortez par le haut.
6. Insérez le boulon hexagonal 5/16-18, la rondelle et la rondelle frein (E) dans le trou central situé dans la surface inférieure du bras, dans le trou inférieur du gabarit de perçage et dans le bloc écrou (B).
7. Réinstallez (le cas échéant) la porte du compartiment du conducteur (F), fermez et fixez (4) les fixations 8-32.
8. Établissez les connexions électriques en haut du poteau et replacez le capuchin.
9. Assurez-vous que les voyants sont alimentés.




### Ratio Area Mast Arm Mount

**Installation du luminaire:**

1. Établissez les connexions électriques entre le câblage de l'appareil et les câbles d'alimentation. Acheminez le câblage connecté dans le bras et l'intérieur du pylône.
2. Fixez le luminaire en glissant le monteur de bras de mât sur le bras de mât (E). Assurez-vous que le câblage n'est pas pincé entre l'ajusteur de bras de mât et le bras de pylône.
3. Fixez le boîtier au bras en serrant (4) les vis de réglage 3/8-16 (G) à l'aide d'une clé hexagonale de 3/16. Couple à 12 lb-pi.
4. Assurez-vous que les voyants sont alimentés.

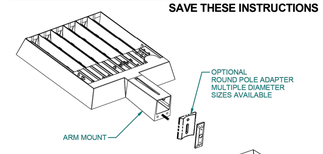



**REMARQUES :**
Pour toute pièce de remplacement comme l'ensemble à DEL ou le convertisseur d'alimentation, veuillez communiquer avec Hubbell Lighting.
Avant de commander, veuillez communiquer avec votre distributeur ou agent local pour confirmer la disponibilité des pièces.





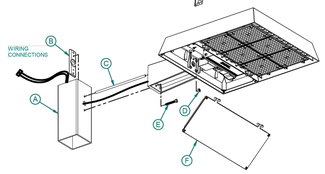
### SAVE THESE INSTRUCTIONS




### Ratio Area Arm Mount

**Fixture Installation:**

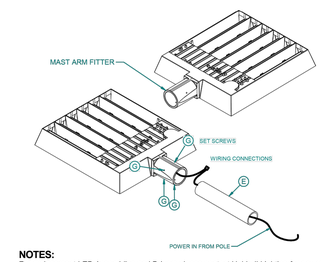
1. Open the driver compartment door (F) by removing (4) 8-32 T-20 Torx fasteners.
2. Remove pole cap (not shown) and position nut plate (B) inside pole (A) at pre-drilled hole locations.
3. Insert 5/16-18 threaded rod (C) through the arm and fasten on the interior of the housing with a 5/16-18 nut, washer, and lockwasher.
4. Insert the opposite end of the threaded rod into the top hole of the pole drill pattern and thread into the top hole of the nut plate (B). Torque nut (D) to 10 ft-lbs.
5. Route fixture wire from the arm through the wireway hole into the interior of the pole, and then out the top of the pole.
6. Insert 5/16-18 hex bolt, washer, and lockwasher set (E) through the center hole located in the bottom surface of the arm, through the lower hole of the pole drill pattern and into the nut block (B).
7. Reinstall (if removed) the driver compartment door (F), close and secure (4) 8-32 fasteners.
8. Make power connections at the top of the pole and replace pole cap.
9. Ensure power is supplied to LEDs.




### Ratio Area Mast Arm Mount

**Fixture Installation:**

1. Make power connections from the fixture wiring to the power feed wires. Route connected wiring into the pole mast arm and pole interior.
2. Attach fixture by sliding the mast arm fitter over the pole mast arm (E). Ensure wiring is not pinched between the Mast Arm Fitter and the pole mast arm.
3. Secure housing to arm by tightening (4) 3/8-16 set screws (G) using a 3/16 Allen Wrench. Torque to 12 ft-lbs.
4. Ensure power is supplied to LEDs.




**NOTES:**
For replacement LED Assemblies and Drivers please contact Hubbell Lighting for any replacement parts.
Contact your local distributor or agent to confirm parts availability prior to ordering replacement parts.





### SAUVEGARDEZ CES INSTRUCTIONS

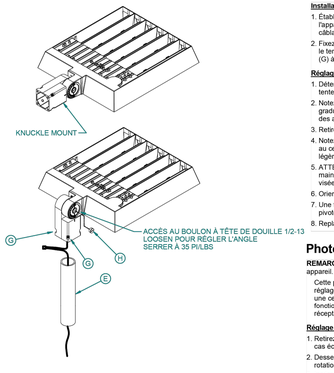
### Ratio Area Knuckle Mount

**Installation du luminaire:**

1. Établissez les connexions électriques entre le câblage de l'appareil et les câbles d'alimentation. Acheminez le câblage connecté à l'intérieur du pôle à travers le tenon.
2. Fixez le jarrett à la perche (E) en faisant glisser le jarret sur le tenon. Serrez chacune des (8) vis de réglage 3 / 8-16 (G) à l'aide d'une clé Allen de 3/16 à environ 12 lb-pi.

**Réglage de la visée:**

1. Déterminez l'angle de visée vertical souhaité avant de tenter des réglages.
2. Notez qu'il y a des graduations à 15°, plus de longues graduations à 0°, 45° et 90°. La jointure permettra en fait des ajustements plus fins à 4° par pas.
3. Retirez le couvercle du moyeu central (H).
4. Notez que le gros boulon à tête hexagonale 1/2-13 situé au centre du moyeu fait office de pivot et doit être légèrement desserré pour le réglage, mais jamais retiré.
5. ATTENTION: Fixez le boîtier ou demandez de l'aide pour maintenir et positionner le dispositif lors du réglage de la visée.
6. Orientez le luminaire à l'angle désiré.
7. Une fois l'angle de visée terminé, serrez le boulon de pivotement à tête hexagonale 1/2-13 à 35 lb-pi.
8. Replacez le couvre-joint (H).



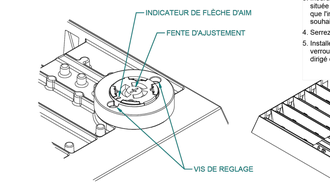

### Photocontrôle Orientation

**REMARQUE:** Un photocontrôle n'est pas inclus avec cet appareil.

Cette procédure d'orientation n'est nécessaire que si un réglage est nécessaire pour orienter le photocontrôle dans une certaine direction. Sinon, le photocontrôle fonctionnera correctement sans aucun ajustement du réceptacle du photocontrôle.

**Réglage de l'angle:**

1. Retirez le capuchon de court-circuit ou le photocontrôle, le cas échéant.
2. Desserrer légèrement les deux vis pour permettre la rotation de la section centrale du réceptacle.
3. Insérez une pointe de tournevis dans la fente de réglage située au centre de la prise et faites-la pivoter de sorte que l'indicateur de flèche pointe dans la direction souhaitée (généralement vers le nord).
4. Serrez suffisamment les deux vis.
5. Installez le photocontrôle dans le réceptacle, tournez-le et verrouillez-le en place. Vérifiez que le photocontrôle est dirigé dans la direction souhaitée.






811 Know what's below. Call before you dig.

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

Kimley»Horn

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC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| DRAWN BY | STD | ISSUE | DATE |
|---|---|---|---|
| MSS | | | |

| REVIEWED BY | DATE ISSUED |
|---|---|
| JJM | 03/22/2024 |

TITLE: SITE PLAN

DESCRIPTION: PHOTOMETRIC DETAILS

SITE ADDRESS: NEAR SEC. PARKER ROAD AND STROH ROAD, PARKER CO

SITE ID: 51032

7

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN

SECURITY LIGHTING™

# SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

### Ordering Information

| Catalog Number | Pole Ht. | | Nominal Shaft Dia. | Wind Load Rating¹ 70 MPH | 80 MPH | 90 MPH | 100 MPH | 120 MPH | Wall Thick. | Bolt Circle (Dia.) | Bolt Circle | Bolt Sq. | Base Plate (sq.) | Anchor Bolt Size | Bolt Proj. | Pole Wt (lbs) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | ft | m | | | | | | | | | | | | | | |
| SSP-4118-TA-GL-XX | 18 | | 4" | 14.0 | 12.2 | 9.2 | 7.0 | 5.3 | .125" | 10.5" | 8-11" | 5.6-7.8" | 10.25x0.75" | 3/4x30x3" | 4" | 150 |
| SSP-5722-TA-GL-XX | 22 | | 5" | 25.0 | 25.0 | 20.2 | 15.9 | 12.5 | .188" | 10.5" | 10-13.5" | 7.1-9.5" | 12x1" | 1x36x4" | 4" | 300 |
| SSP-5728-TA-GL-XX | 28 | | 5" | 19.0 | 16.4 | 12.1 | 8.8 | 6.2 | .188" | 10.5" | 10-13.5" | 7.1-9.5" | 12x1" | 1x36x4" | 4" | 400 |

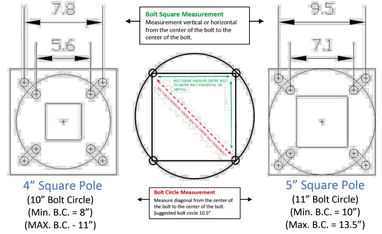
1. Allowable EPA with 1.3 gust factor. To determine max. pole loading weight, multiply allowable EPA by 30 lbs. Published allowable EPA values based upon calculations of Spaulding Lighting Allowable EPA values for project requiring AASHTO methodology are available upon request.

**Notes:** Factory supplied template must be used when setting anchor bolts; Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template anchor bolts.

### Stocked Poles

| Catalog Number | Description |
|---|---|
| SES18405TAGL08 | POLE-SES-18ftx4inSQ-11GA-TENON-GALVANIZED-DARK BRONZE |
| SES18405TAGLBL | POLE-SES-18ftx4inSQ-11GA-TENON-GALVANIZED-BLACK |
| SES18405TAGLPS | POLE-SES-18ftx4inSQ-11GA-TENON-GALVANIZED-PLATINUM SILVER |
| SES18505TAGL08 | POLE-SES-18ftx5inSQ-11GA-TENON-GALVANIZED-DARK BRONZE |
| SES18505TAGLPS | POLE-SES-18ftx5inSQ-11GA-TENON-GALVANIZED-PLATINUM SILVER |
| SES22507TAGL08 | POLE-SES-22ftx5INSQ-7GA-TENON-GALVANIZED-DARK BRONZE |
| SES22507TAGLPS | POLE-SES-22ftx5INSQ-7GA-TENON-GALVANIZED-PLATINUM SILVER |
| SES28507TAGL08 | POLE-SES-28.6ftx5inSQ-7GA-TENON-GALVANIZED-DARK BRONZE |
| SES28507TAGLPS | POLE-SES-28.6ftx5inSQ-7GA-TENON-GALVANIZED-PLATINUM SILVER |

### Bolt Circle Diagram




All listed SES poles use 27701349904 paper template

*It's the contractors' responsibilty to ensure that new poles will fit existing bases*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# SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

## Accessories

### Pole Cap

4" POLE CAP 2010198702
5" POLE CAP 2010198802
6" POLE CAP 2010198902

### Tenon

TA (2 3/8" OD)

Note: TA Tenons are factory installed. For installation into open top poles, see TTSA tenon top adapter

### Hand Hole Cover

Note: Hand hole cover included with all new poles. Replacement parts: 2210615568990 • (2)2210615568991 • (3)2160564990021("x5")

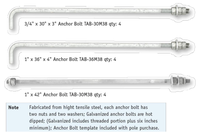
### Base Cover

Order as a separate line item

| Catalog Number | Description |
|---|---|
| Pole Base Covers for Square Poles | |
| SBC-4x-XX¹ | 10 1/2" Sq x 5" Deep (use on 4" sq poles) |
| SBC-4L-XX¹ | 12 1/4" Sq x 5" Deep (use on 4" sq poles) |
| SBC-5-XX¹ | 12 1/4" Sq x 5" Deep (use on 5" sq poles) |
| SBC-6-XX¹ | 12 1/4" Sq x 5" Deep (use on 6" sq poles) |

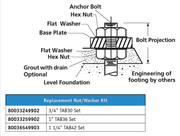
1. Replace XX with two letter color designation

### Anchorage | Order as a separate line item




Note: Fabricated from high tensile steel, each anchor bolt has two nuts and two washers; Galvanized anchor bolts are hot dipped; Galvanized includes threaded portion plus six inches minimum); Anchor Bolt template included with pole purchase.

### Base Detail




| Replacement Nut/Washer Kit | |
|---|---|
| 80033249902 | 3/4" TABSI Set |
| 80033259902 | 1" TABSI Set |
| 80036549903 | 1 1/4" TABSI Set |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# SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

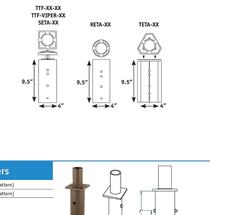
## Mounting Brackets | Order As accessories

### Side Mounting Locations

| Catalog Number | Description | EPA | Weight |
|---|---|---|---|
| TTF-XX-XX¹·² | 4" Square pole top tenon adapter 2 3/8" OD slipfitter for max. four fixtures (90°) | 0.49² 0.04m² | 203lbs. 9kgs. |
| RETA-XX¹·³ RETA-XX-VIPER¹ | 4" Round pole top tenon adapter 2 3/8" OD slipfitter for max. four fixtures (90°) | 0.29² 0.02m² | 203lbs. 9kgs. |
| TETA-XX¹·³·⁴ | Three sided pole top tenon adapter 2 3/8" OD slipfitter for max. three fixtures (120°) | | 203lbs. 9kgs. |
| TTF-VIPER-XX | 4" Square pole top tenon adapter 2 3/8" OD slipfitter for max. fixture (90 0) Drilled 3 sides for Viper and plugged on two sides | | |

1 Replace X or XX with color designation
2 All fitters drilled with drill pattern 26 (except for TTFVIPER). Any other drill pattern must be designated at time of ordering.
3 Must use 10° arm on fixture for 120° mounting
4 Drilled for Beacon Viper LED fixture on 4 sides with 3 sides plugged

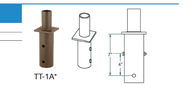
| | |
|---|---|
| TTF-10 | Single |
| TTF-28 | Twin 90° |
| TTF-26 | Twin 180° |
| TTF-39 | Triple 90° |
| TTF-48 | Quad 90° |
| TTFVIper | Triple 90° (staged on 3 sides |




## Tenon Insert for single fixture mounting or tenon adapters

| | |
|---|---|
| TT4A-XX¹·²·³ | 2 3/8" OD Tenon top adapter for 4" square open top poles, (slips 9" into pole aligns with #6 drill pattern) |
| TT4A5-XX¹·²·³ | 2 3/8" OD Tenon top adapter for 5" square open top poles, (slips 9" into pole aligns with #6 drill pattern) |

1 TT4 not supplied with tenon top pole, Use only for retrofit (specify 4" or 5" pole).
2 Replace XX with two letter color designation.
3 Installed with one through bolt supplied with fitter. May require field drilling of pole for proper installation.

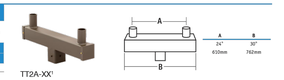



## Two Fixture Mounting Bracket

Decorative steel floodlight brackets 4" square tubing with 2 ½" O.D. fixture tenons. Square 4" bottom with 2 ½" I.D. internet adapter for standard round tenons. Available in multiple finishes as shown. Use with SES series poles

| Description | Maximum Weight Per Tenon lbs | (kg) | EPA ft² | (m²) | Weight lbs. | (kg) |
|---|---|---|---|---|---|---|
| Twin 180° | 60 | (27.2) | 3.2 | (0.3) | 74 | (30.0) |

1 Replace XX with two letter color designation

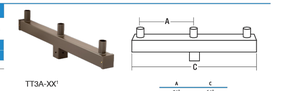



## Three Fixture Mounting Bracket

Decorative steel floodlight brackets 4" square tubing with 2 ½" O.D. fixture tenons. Square 4" bottom with 2 ½" I.D. internet adapter for standard round tenons. Available in multiple finishes as shown. Use with SES series poles

| Description | Maximum Weight Per Tenon lbs | (kg) | EPA ft² | (m²) | Weight lbs. | (kg) |
|---|---|---|---|---|---|---|
| Triple 180° | 60 | (27.2) | 2.3 | (0.2) | 44 | (19.9) |

1 Replace XX with two letter color designation





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# SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

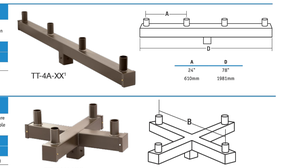
## Mounting Brackets | Order As accessories

### Four Fixture Mounting Bracket

Decorative steel floodlight brackets 4" square tubing with 2 ½" O.D. fixture tenons. Square 4" bottom with 2 ½" I.D. internet adapter for standard round tenons. Available in multiple finishes as shown. Use with SES series poles

| Description | Maximum Weight Per Tenon lbs | (kg) | EPA ft² | (m²) | Weight lbs. | (kg) |
|---|---|---|---|---|---|---|
| Quad 180° | 60 | (27.2) | 3.4 | (0.3) | 64 | (29) |

1 Replace XX with two letter color designation

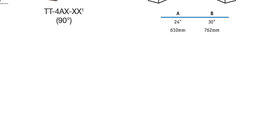



### Four Fixture Mounting Bracket (90°)

Decorative steel floodlight brackets 4" square tubing with 2 ½" O.D. fixture tenons. Square 4" bottom with 2 ½" I.D. internet adapter for standard round tenons. Available in multiple finishes as shown. Use with SES series poles

| Description | Maximum Weight Per Tenon lbs | (kg) | EPA ft² | (m²) | Weight lbs. | (kg) |
|---|---|---|---|---|---|---|
| Quad 180° | 60 | (27.2) | 2.8 | (0.3) | 46 | (20.8) |

1 Replace XX with two letter color designation





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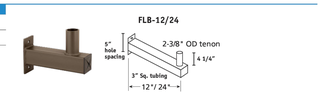
# SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

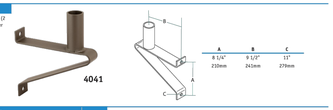
## Mid Pole Bracket Options | Order As accessories

| Catalog Number | Description |
|---|---|
| FLB-12-XX¹·² | 12" floodlight bracket for pole mounting (bracket requires internal pole access) |
| FLB-24-XX¹·² | 24" floodlight bracket for pole mounting (bracket requires internal pole access) |

1 Replace XX with two letter color designation
2 Mounting hardware by others

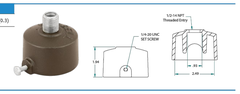



| Catalog Number | Description |
|---|---|
| 4041 | Heavy-duty steel wall/pole bracket 2" pipe (2 3/8" OD) tenon fitting for use with slipfitter units or 4024C in dark bronze finish Mounting Hardware by Others |

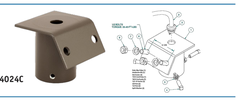



| Catalog Number | Description | |
|---|---|---|
| S-302-XX¹ | Slipfits 1 1/2" or 2" pipe (1.9" OD or 2 3/8" OD) with 1/2" N.P.S.M. hub; Bronze | .6(0.3) |

1 Replace XX with two letter color designation

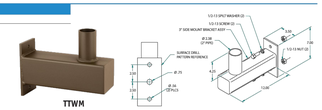



| Catalog Number | Description |
|---|---|
| 4024C | Steel Slipfitter for 2" pipe, 2 3/8" OD yoke mount, bronze finish |
| 4024CM53 | Steel Slipfitter for 2" pipe, 2 3/8" OD yoke mount, gray finish |
| 4024CM38 | Steel Slipfitter for 2" pipe, 2 3/8" OD yoke mount, galvanized finish |




| Catalog Number | Description |
|---|---|
| TTWM-XX¹ | Wall Mount Bracket with 2 3/8" OD Tenon |

1 Replace XX with two letter color designation
2 Mounting hardware by others





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# SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

## Pole Introduction | Pole Selection Guide

Poles should initially be selected, according to lighting application needs, and second, but equally important, according to the structural requirements imposed on the pole by the lighting fixtures, brackentry and wind. Before attempting to make this selection, it would be helpful to have an understanding of the terminology, such as steady or sustained wind velocity, gust velocity, EPA, special wind region, and maximum weight. Then a step-by-step procedure can be followed to select the proper pole for your particular requirements.

### STEADY WIND OR SUSTAINED WIND VELOCITY

This is the maximum steady wind velocity expressed in MPH likely to occur in a specific location. Refer to isotach wind map on the next page for the wind velocity in your location. Isotach maps are provided for reference only. **Consult local authorities to determine the maximum velocities in your area.**

### GUST VELOCITY

Our Isotach maps represent two different methods of addressing wind speed gusts. We have used the 'fastest-mile' wind speeds for years. These have a 1.3 gust factor in the calculations to account for gusting. As technology has improved the ability to accurately measure wind speeds for short durations, the gusts associated to a sustained wind speed have lessened. We are now moving toward '3-second-gust' wind speed maps. The results are typically higher steady/sustained wind speeds with lower factors for gusts. The gust factors are different depending on the wind speed map selected.

### EFFECTIVE PROJECTED AREA

Effective Projected Area (EPA) is the exposed surface area of a fixture and bracket multiplied by a shape factor which varies depending on the shape of the fixture and bracket. For example, a large rectangular fixture will present more resistance to the wind than will a round or cylindrical shape.

### SPECIAL WIND REGIONS

Many locations such as mountainous areas, coastal areas and areas surrounding the Great Lakes exhibit wind velocities considerably higher than the surrounding areas. **Consult local authorities to determine maximum wind velocities and select equipment accordingly.**

### MAXIMUM WEIGHT

This is the maximum allowable weight based on EPA loads. The weight is based on 30 pounds per square foot of EPA. Weight exceeding the 30 pound per foot of EPA may reduce the allowable EPA rating of the pole.

### POLE SELECTION PROCEDURE

With an understanding of the parameters for pole selection, you can follow this simple step-by-step procedure and, with confidence, select a pole to meet your particular requirements.

1. Determine the site location and steady wind velocity by referring to the appropriate Isotach map. If the steady wind exceeds those listed, consult factory. The Isotach maps are provided for reference only. **Consult local authorities to determine the maximum velocities in your area.**
2. Total the **EPA** for the required luminaires and bracketry.
3. Total the **weight** of the luminaires and bracketry.
4. Compare steps 2 and 3 with the maximum allowable EPA and weight tables shown for the style, material, and height pole required. The maximum allowable must be equal to or exceed the totals from steps 2 and 3.

### POLE SELECTION CONCERNS

**Caution:** These selection methods are guidelines only. Hubbell Lighting assumes no responsibility for selection and recommends you consult qualified professionals for verification of overall system design, site suitability, foundation considerations and applicable code and regulatory conformances.

**Maintenance:** The facility owner's/manager's regular scheduled maintenance program must include initial and regular follow-up inspections for structural damage, broken welds, tampering, nut loosening, missing wire covers, dangling electrical wiring, internal or external corrosion, foundation settlement, excessive shaft deflection and vibration for all lighting poles. Immediate repair or replacement may be necessary.

**Overloading:** Do not overload poles by attaching flags, banners, or any items that can add excessive wind or mechanical load to designed pole assemblies.

**Observation:** Installation and local area conditions can dramatically affect lighting pole performance. Excessive vibration may result from some wind and mounting conditions. Only individuals with local knowledge, who have observed or inspected the site can effectively evaluate site specific issues. Consult the factory for information on vibration dampers, special corrosion, foundation settlement, excessive shaft deflection and vibration for all lighting poles. Immediate repair or replacement may be necessary.


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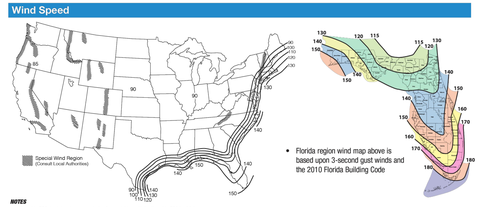
# SES GALVANIZED POLES

SQUARE STEEL STRAIGHT POLES (SSP)

## Wind Speed



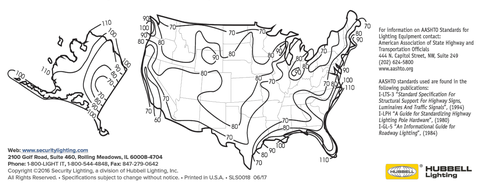

*NOTES*

- Allowable EPA, to determine max pole loading weight, multiply allowable EPA by 30 lbs.
- The tables for allowable pole EPA are based on the ASCE 7-05 Wind Map or the Florida Region Wind Map for the 2010 Florida Building Code. The Wind Maps are intended only as a general guide and cannot be used in conjunction with other maps. Always consult local authorities to determine maximum wind velocities, gusting and unique wind conditions for each specific application
- Allowable pole EPA for jobsite wind conditions must be equal to or greater than the total EPA for fixtures, arms, and accessories to be assembled to the pole. Responsibility lies with the specifier for correct pole selection. Installation of poles without luminaire or attachment of any unauthorized accessories to poles is discouraged and shall void the manufacturer's warranty
- Wind speeds and listed EPAs are for ground mounted installations. Poles mounted on structures (such as bridges and buildings) must consider vibration and coefficient of height factors beyond this general guide. Consult local and federal standards
- Wind Induced Vibration brought on by steady, unidirectional winds and other unpredictable aerodynamic forces are not included in wind velocity ratings. Consult Hubbell Lighting's Pole Vibration Application Guide for environmental risk factors and design considerations. http://cdn.hubbelloutdoor.com/content/products/literature/literature_files/Pole_Wind_Induced_Fiver_SLVIB002.pdf
- Extreme Wind Events like, Hurricanes, Typhoons, Cyclones, or Tornadoes may expose poles to flying debris, wind shear or other detrimental effects not included in wind velocity ratings

**STEADY/SUSTAINED WIND VELOCITY (Miles Per Hour, for KM/hr - multiply values by 1.61)**

- Hawaii has an 80 MPH wind velocity
- Puerto Rico has a 95 MPH wind velocity
- Use caution in determining wind velocities in special wind areas such as mountainous areas, coastal areas and areas surrounding the Great Lakes
- Isotach map is provided for reference only. **Consult local authorities to determine the maximum velocities in your area**

Note The maximum allowable EPA and weights are listed for each pole; The EPA and weights are listed in this Selection Guide for each luminaire and bracket



For information on AASHTO Standards for lighting equipment contact:
American Association of State Highway and Transportation Officials
444 N. Capitol Street, NW, Suite 249
(202) 624-5800
www.aashto.org

AASHTO standards used are found in the following publications:
1-LTS-3 *"Standard Specification for Structural Support For Highway Signs, Luminaires And Traffic Signals"*. (1994)
1-LPH *"A Guide for Standardizing Highway Lighting Pole Hardware"*. (1986)
1-HLS *"An Informational Guide for Roadway Lighting"*. (1984)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Kimley-Horn and Associates, Inc.

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC


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| DATE ISSUED | | |
| 03/22/2024 | | |

TITLE: **SITE PLAN**

DESCRIPTION: **PHOTOMETRIC DETAILS**

SITE ID: 51032

SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

**8**

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN

SECURITY LIGHTING

# LB6A-10LDM GD

6" LED DOWNLIGHT (FOR EXTERIOR USE ONLY)

DATE: | LOCATION:
TYPE: F12G | PROJECT:
CATALOG #:

### FEATURES

- 6" LED downlight delivering up to 1000 lumens
- For use with compatible 6" Quick Link DM LED housings
- Available in 5000K 90 CRI
- Universal 120-277V with 0-10V dimming to 10%

### SPECIFICATIONS

**HOUSING**
- Remodel, IC or Non-IC applications
- Galvanized steel shallow housing ideal for 2 x 6 joist construction
- Pre-wired J-box with snap-on covers
- Quick Link mating connectors to meet high efficacy energy codes

**OPTICS/REFLECTOR**
- Spun aluminum reflector painted Gold
- Regressed optical grade diffuse acrylic lens
- Flood distribution for general illumination
- 5000K, 90 CRI

**ELECTRICAL**
- Long Life LED array: L70 / 55,000 hours (TM-21)
- Universal 120/277V, 60Hz integral driver
- Standard 0-10V dimming to 10%

**INSTALLATION**
- Housing accommodates ½" to 1"ceiling thickness
- Adjustable slide bars lock housing securely to the ceiling
- LED Trim easily installs with (3) pre-installed spring brackets

**CERTIFICATIONS**
- cULus listed to UL1598
- Suitable for wet locations under covered ceiling
- Housing: Approved for 90°C, 2 IN / 2 OUT through branch wiring
- ENERGY STAR® certified

**WARRANTY**
- 5 year warranty
- See HLI Standard Warranty for additional information

### ORDERING GUIDE

**Example:** LB6A-10LDM50K9GD-RMNICS-QLDM

CATALOG #

| LB6A-10LDM | 50K | 9 | | GD | - RMNICS-QLDM |
|---|---|---|---|---|---|
| Trim | LED Color | CRI | Trim Type | Trim Color | Housing |
| LB6A-10LDM: 6"LED Trim, 1000 lumen, 120-277V with 0-10V dimming to 10% | 50K: 5000 Kelvin | 9: 90 CRI | Gimbaled Downlight | GD: Gold<br>WH: White | RMNICS-QLDM: 6"LED Quicklink Remodel Housing Shallow, IC Rated, DM |

| KEY DATA | |
|---|---|
| Lumen Range | 1000 |
| Wattage | 12 |
| Reported Life (Hours) | L70 / 55,000 |



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2500 Golf Road, Suite 460 • Rolling Meadows, IL 60008-4704 / Tel 1.800.LIGHT IT, 1.800.544.4848
Fax 847.279.0642 Website www.securitylighting.com

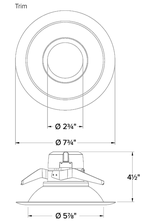
SECURITY LIGHTING

# LB6A-10LDM GD

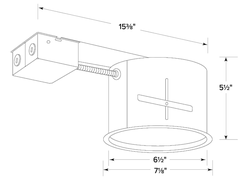
6" LED DOWNLIGHT (FOR EXTERIOR USE ONLY)

### DIMENSIONS

Trim




Housing

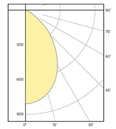



### PERFORMANCE SUMMARY

| System Watts | Lumens | Lumens Per Watt |
|---|---|---|
| 12.1 | 1072 | 103.2 |

### PHOTOMETRY

POLAR GRAPH



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|---|---|---|---|
| | | | |

Kimley»Horn

PREPARED BY:

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PREPARED FOR: McDonald's USA, LLC ©

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| DRAWN BY: MCS | REVIEWED BY: JJM | DATE ISSUED: 03/22/2024 |
|---|---|---|
| STD ISSUE DATE | | |

TITLE: **SITE PLAN**

DESCRIPTION: **PHOTOMETRIC DETAILS**

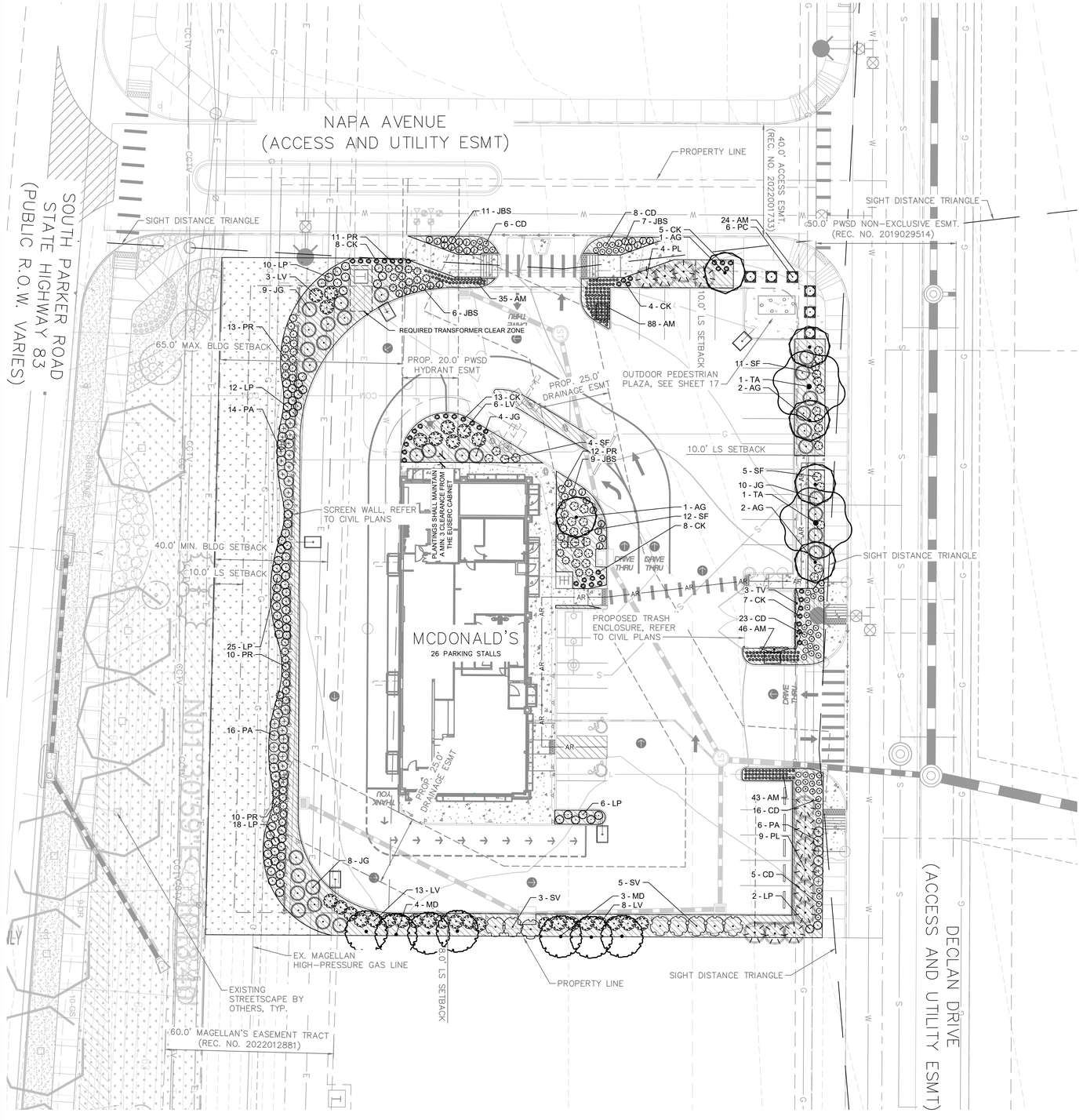
SITE ID: 51032

SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## LANDSCAPE PLAN




## PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT. SIZE | SIZE/CAL. | WIDTH | HEIGHT |
|---|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | | |
| | TA | 2 | TILIA AMERICANA / AMERICAN LINDEN | B & B | 2" CAL MIN | 30'-40' | 40'-50' |
| EVERGREEN TREES | | | | | | | |
| | PL | 13 | PINUS LEUCODERMIS 'SATELIT' / MINT TRUFFLE BOSNIAN PINE | B & B | 6' HGT. | 8'-10' | 15'-20' |
| ORNAMENTAL TREES | | | | | | | |
| | AG | 6 | ACER GINNALA / AMUR MAPLE | B & B | 2" CAL MIN | 15'-20' | 15'-20' |
| | MD | 7 | MALUS 'DOLGO' / DOLGO CRABAPPLE | B & B | 2" CAL MIN | 15'-20' | 15'-20' |

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | CONT. SIZE | SPACING | WIDTH | HEIGHT |
|---|---|---|---|---|---|---|---|
| DECIDUOUS SHRUBS | | | | | | | |
| | LP | 73 | AMORPHA CANESCENS / LEADPLANT | 5 GAL. | SEE PLAN | 2'-4' | 2'-4' |
| | LV | 30 | LIGUSTRUM VULGARE 'CHEYENNE' / CHEYENNE PRIVET | 5 GAL. | SEE PLAN | 4'-6' | 6'-8' |
| | PA | 36 | PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE | 5 GAL. | SEE PLAN | 3'-5' | 3'-5' |
| | SF | 32 | SPIRAEA JAPONICA 'NEON FLASH' / NEON FLASH SPIREA | 5 GAL. | SEE PLAN | 2'-4' | 2'-3' |
| | SV | 8 | SYRINGA VULGARIS 'WEDGWOOD BLUE' / WEDGWOOD BLUE LILAC | 5 GAL. | SEE PLAN | 6'-8' | 6'-8' |
| DECIDUOUS VINE | | | | | | | |
| | TV | 3 | CAMPSIS RADICAN / TRUMPET VINE | 1 GAL. | SEE PLAN | 5'-10' | VINE |
| EVERGREEN SHRUBS | | | | | | | |
| | JBS | 33 | JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER | 5 GAL. | SEE PLAN | 2'-3' | 12"-18" |
| | JG | 31 | JUNIPERUS X MEDIA 'SEA GREEN' / SEA GREEN JUNIPER | 5 GAL. | SEE PLAN | 6'-8' | 5'-6' |
| | PC | 6 | PICEA GLAUCA 'CONICA' / DWARF WHITE SPRUCE | 5 GAL. | SEE PLAN | 4'-5' | 10'-12' |
| | PR | 56 | PICEA PUNGENS 'ROUNDABOUT' / ROUNDABOUT COLORADO SPRUCE | 5 GAL. | SEE PLAN | 2'-3' | 2'-3' |
| GRASSES | | | | | | | |
| | CK | 45 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS | 5 GAL. | SEE PLAN | 18"-24" | 4'-5' |
| PERENNIALS | | | | | | | |
| | AM | 236 | ALYSSUM MONTANUM / MADWORT | F15(4" POTS) | SEE PLAN | 12"-18" | 6"-12" |
| | CD | 58 | CENTAUREA DEALBATA / PERSIAN CORNFLOWER | 1 GAL. | SEE PLAN | 18"-24" | 18"-24" |

| SYMBOL | CODE | QTY | BOTANICAL / COMMON NAME | TYPE | INSTALL RATE | WEED FABRIC | MFR. |
|---|---|---|---|---|---|---|---|
| GROUND COVERS | | | | | | | |
| | ROCK1 | 8,506 SF | 2" - 6" COLORADO ROSE ROCK MULCH | ROCK MULCH | 3" DEPTH | YES | PIONEER SAND |
| | SEED | 5,721 SF | PBSI NATIVE LAWN MIX | SEED | | | PAWNEE BUTTES SEED |

**WARNING**

**HIGH-PRESSURE PIPELINE(S)**

EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM MAGELLAN PIPELINE COMPANY, L.P.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

811 Know what's **below.** **Call** before you dig.

| BY | DESCRIPTION | DATE | REV |
|---|---|---|---|
| | | | |

Kimley»Horn

PREPARED BY:

PREPARED FOR:
McDonald's USA, LLC

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| DRAWN BY | REVIEWED BY | DATE ISSUED |
|---|---|---|
| AKK | JCP | 03/22/2024 |
| STD ISSUE DATE | | |

TITLE: **SITE PLAN**

DESCRIPTION: **LANDSCAPE PLAN**

SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

SITE ID: 51032

**10**

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## LANDSCAPE PLAN

## GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS ($400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

| MATERIAL | SAMPLE SIZE |
|---|---|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |

2. PLANT MATERIALS

a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.

c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.

d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN $\frac{3}{4}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.

i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.

19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.

21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING IF NECESSARY.

b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

a. CONTRACTOR SHALL INSTALL 4"X$\frac{1}{8}$" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

NOTES:

1. LANDSCAPE IMPROVMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/ OR THEIR ASSIGNS.

2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING. PROPERTY OWNER.

**SITE PERIMETER REQUIREMENTS**

| ADJACENT LAND USE | PERIMETER LENGTH | REQUIRED / PROVIDED TREES 1 TREE / 40 LINEAR FEET (40-60% EVERGREEN) | REQUIRED / PROVIDED SHRUBS (5 SHRUBS / 40 LINEAR FEET) |
|---|---|---|---|
| COMMERCIAL (NORTH PROPERTY LINE) | 236' | 6 (3-4 EVERGREEN TREES) / 6 (4 EVERGREEN TREES) | 30 / 52 |
| COMMERCIAL (SOUTH PROPERTY LINE) | 242' | 6 (3-4 EVERGREEN TREES) / 11 (4 EVERGREEN TREES) | 30 / 37 |
| COMMERCIAL (EAST PROPERTY LINE) | 270' | 7 (3-4 EVERGREEN TREES) / 10 (5 EVERGREEN TREES) | 35 / 35 |
| COMMERCIAL (WEST PROPERTY LINE) | 270' | 7 (3-4 EVERGREEN TREES) SUB.10 SHRUBS PER 1 TREE / 70 SHRUBS | 55 / 56 (126 TOTAL INCLUDING TREE SUBS.) |

**LANDSCAPE REQUIREMENTS**

| TOTAL DEVELOPED AREA 64,609 SF | | SITE LANDSCAPE REQUIREMENTS | SITE TREES 1 TREE / 1,500 SF (% EVERGREEN) | SITE SHRUBS 5 SHRUBS / 1,500 SF | SOD (AREA) |
|---|---|---|---|---|---|
| REQUIRED | | 15% LANDSCAPE AREA 75% LIVE GROUNDCOVER | 9 TREES (25-50%) | 48 SHRUBS | 15% MAX |
| PROVIDED | TOTAL LANDSCAPE AREA REQ/PROVIDED | 9,691 SF (15%) / 14,235 SF (22%) | 28 TREES (13 EVERGREEN) | 305 SHRUBS | 0% (0 SF) |
| | LIVE GROUNDCOVER AREA REQ/PROVIDED | 7,268 SF (75%) / 10,676 SF (75%) | | | |

NOTES:

1. THE SITE CONTAINS LESS THAN 80 PARKING STALLS; PARKING LOT INTERIOR LANDSCAPING SHALL NOT BE APPLIED.

**PARKING LOT PERIMETER REQUIREMENTS**

| ADJACENT LAND USE | LENGTH OF PARKING STALLS FACING BOUNDARY | BUFFER DEPTH REQUIRED / PROVIDED | LENGTH OF SCREENING PLANTS PROVIDED |
|---|---|---|---|
| PRIVATE ROAD (NORTH PROPERTY LINE) | 45' | 10' / 10'* | 45' |
| PRIVATE ROAD (EAST PROPERTY LINE) | 149' | 10' / 10'* | 149' |

* THE BUFFER DEPTH IS LESS THAN 10' IN LIMITED AREAS WITH ADA ROUTES AND PEDESTRIAN RAMPS

Know what's below. Call before you dig.

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|

Kimley»Horn

PREPARED BY:

PREPARED FOR:

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DRAWN BY: AKK
STD ISSUE DATE
REVIEWED BY: JCP
DATE ISSUED: 03/22/2024

TITLE: **SITE PLAN**

DESCRIPTION: **LANDSCAPE NOTES**

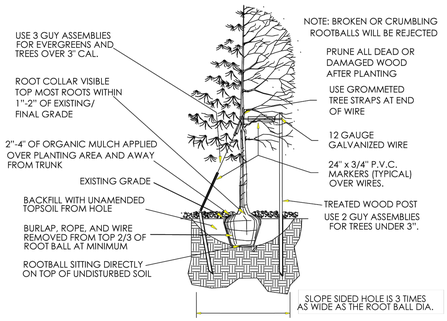
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## LANDSCAPE PLAN

**TOWN OF PARKER PLANTING STANDARDS**

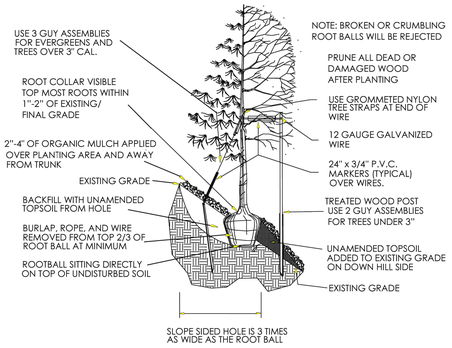



- Excavate planting holes with sloping sides. Make excavations at least three times as wide as the root ball diameter and no deeper than the distance from the top most roots in the root ball to the bottom of the root ball to allow for settling. Do not disturb soil at bottom of planting holes, but do score the sides of the planting hole. The planting area shall be loosened and aerated at least three times the diameter of the root ball. Backfill shall consist of existing on site topsoil – no amendments shall be used unless otherwise specified.
- Trees shall be planted with the root collar/flare visible above grade AND two or more structural roots located within the top 1" to 2" of the root ball/finished grade measured 3" to 4" from trunk. This includes trees that are set on slopes (see slope planting detail). Trees that do not have a visible root collar shall be rejected. Do not cover the root ball with soil.
- When root ball will remain intact, cut off bottom $^1/_4$ of wire basket before placing tree in hole, cut off remainder of basket AFTER tree is set in hole, remove basket completely. At a minimum, the top 2/3 of the burlap and basket shall be removed from the root ball on all trees. Remove all nylon ties, twine, rope and burlap. Remove unnecessary packing material.
- Form soil into a 3" to 5" tall watering ring (saucer) around planting area. This is not necessary in irrigated turf areas. Apply 2" to 4" depth of specified mulch over planting area and inside saucers, away from trunk.
- Staking and guying of trees is optional in most planting situations. In areas of extreme winds, or on steep slopes, staking may be required to stabilize trees. Staking and guying must be removed within 1 year of planting date.
- Tree wrap is *not* to be used on any new plantings, except in late fall planting situations, and only then after consultation with the Town Arborist.
- Resetting of improperly planted trees will only be allowed if it is determined that doing so will in no way compromise the root ball, and shall only be done with approval of the Town Arborist.



**TOWN OF PARKER PLANTING STANDARDS**

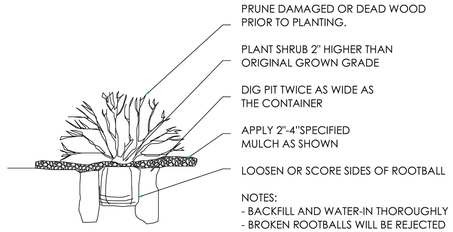
TOWN OF PARKER TREE PLANTING DETAIL - SLOPES



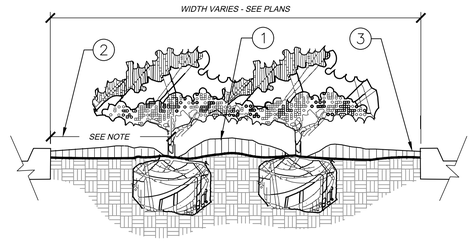



**TOWN OF PARKER PLANTING STANDARDS**

TOWN OF PARKER PLANTING DETAIL – SHRUBS






1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

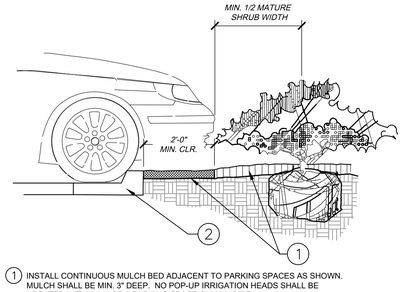
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

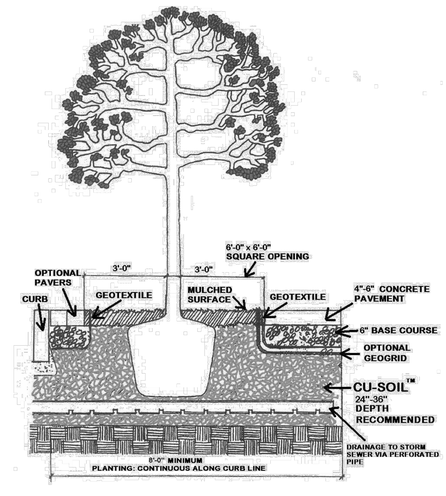
1 / xx PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION NTS




1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

2 / xx PARKING SPACE/CURB PLANTING
SECTION NTS

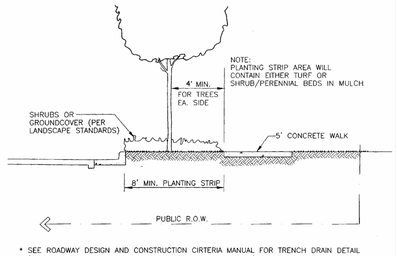





There will be a need to ensure moisture recharge and free gas exchange throughout the root zone which is not the entire subbase. The challenge is met by the installation of a three dimensional geo-composite (a geo-grid wrapped in textile one inch thick by eight inches wide) which could be laid above the subbase as spokes radiating from the trunk flair opening. This form of passive irrigation is currently in the testing stage. Other previous surface treatments could also provide additional moisture recharge, as could traditional irrigation.



TYPICAL STREET SECTION WITH DETACHED WALK




* SEE ROADWAY DESIGN AND CONSTRUCTION CIRTERIA MANUAL FOR TRENCH DRAIN DETAIL (REQUIRED ON VERTICAL CURB & GUTTER ALONG ARTERIALS)



**CU STRUCTURAL SOIL**

CU Structural Soil is a designed medium which can meet or exceed pavement design and installation requirements while remaining root penetrable and supportive for tree growth. It consists of gap-graded gravels which are made up of crushed stone, clay loam, and a hydrogel stabilizing agent. The materials can be compacted to meet all relevant pavement design requirements yet allow for sustainable root growth. This system essentially forms a rigid, load-bearing stone lattice and partially fills the lattice voids with soil. Structural soil provides a continuous base course under pavements while providing material for tree root growth, shifting design away from individual tree pits, to a designed, root penetrable, high strength, pavement system. An added advantage of using this material is its ability to allow roots to grow away from the wearing surface, thus reducing the potential for sidewalk heaving as well as providing for healthier, long-lived trees.

This system consists of a four to six inch rigid pavement surface, with a pavement opening large enough to accommodate a 40 year or older tree. The opening could be concentric rings of pavers designed for removal as the buttress roots lift them. Below that a six inch base course could be installed and compacted with the material meeting normal regional pavement specifications for the traffic they are expected to experience. The base acts as a root exclusion zone from the pavements surface. A geotextile (weed barrier) segregates the base course from the subbase and extends as an apron emerging around the edges of the concrete. A gap-graded, structural soil material demonstrated to allow root penetration when compacted would be the subbase and area for subsequent tree root growth. This material would be compacted to not less than 95% Proctor density (AASHTO T-99) and possess a California Bearing Ratio greater than 40. The subbase thickness would depend on the depth of sub grade or to a proposed target of 36 inches. This is negotiable, but a 24 inch minimum would be encouraged for the root zone. The sub grade should be excavated to parallel the final grade. Under-drainage must be provided under the structural soil material conforming to approved engineering standard for that region.

The three components of the Structural Soil are mixed in the following proportions by weight:

*Crushed Stone* (granite or limestone, graded ¾ to 1 ½", highly angular, with no fines) – 100
*Clay Loam* – 20
*Hydrogel* – 0.03

In a typical street tree installation of such a structural soil, the potential rooting zone could extend from the building face to curb, running the entire length of the street. This would ensure an adequate volume of soil to meet the long term needs of the tree. Where this entire excavation is not feasible, a trench, running parallel to the curb, eight feet wide and three feet deep would be minimally adequate. Since this profile has adapted the standard surface and base specifications generally in use, less hesitation for engineering approval may result.



811 Know what's below. Call before you dig.

| BY | DESCRIPTION | DATE | REV |
|---|---|---|---|
| | | | |

Kimley»Horn

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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| DRAWN BY | REVIEWED BY | DATE ISSUED |
|---|---|---|
| AKK | JCP | 03/22/2024 |
| STD ISSUE DATE | | |

TITLE: **SITE PLAN**

DESCRIPTION: **LANDSCAPE DETAILS**

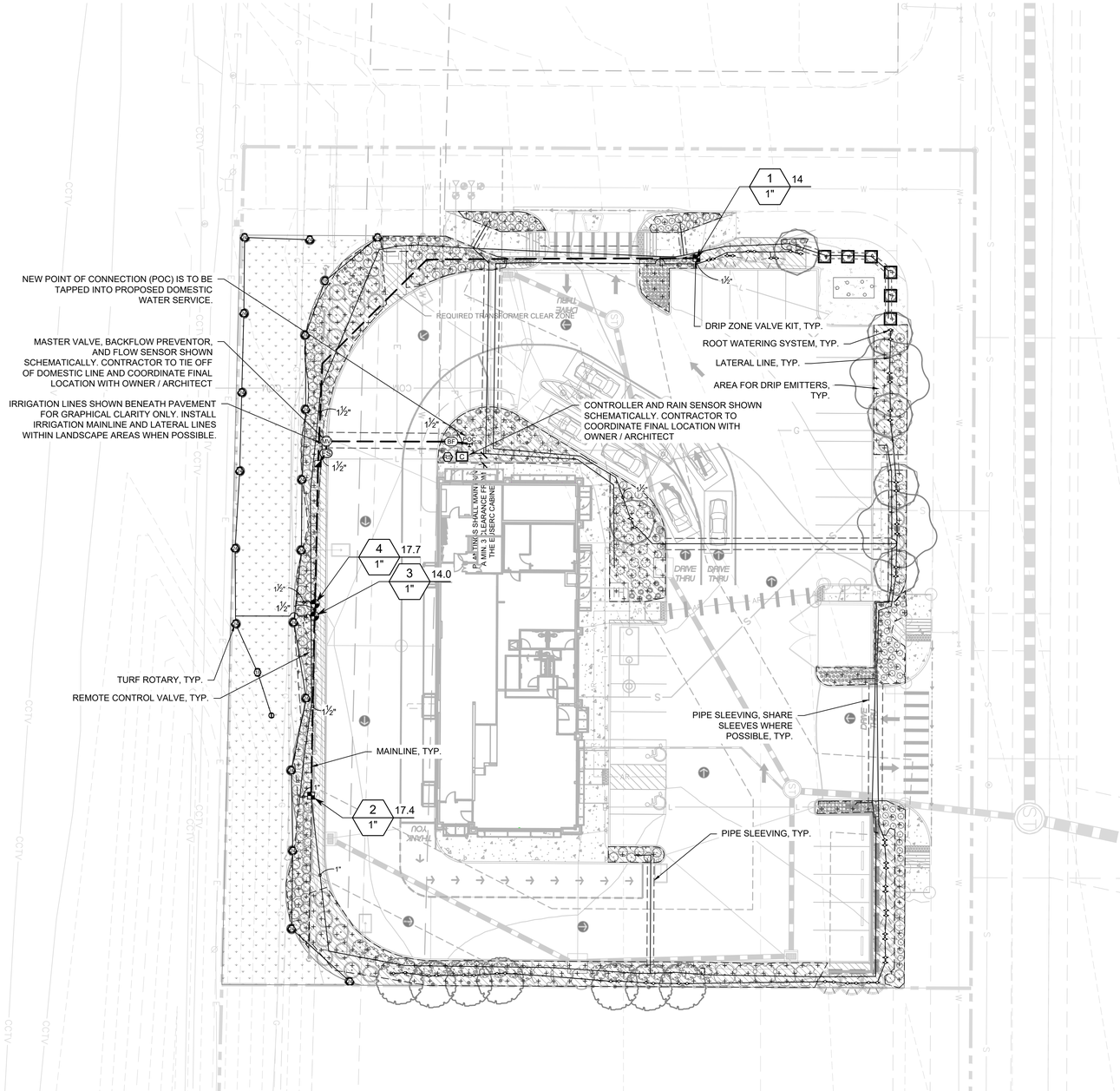
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

SITE ID: 51032

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## LANDSCAPE PLAN




## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| 14 ADJ 14 F | RAIN BIRD R-VAN14 1806-SAM-P45<br>TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. | 1 | 45 |
| 18 ADJ 18 F | RAIN BIRD R-VAN18 1806-SAM-P45<br>TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. | 2 | 45 |
| 24 ADJ 24 F | RAIN BIRD R-VAN24 1806-SAM-P45<br>TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. | 18 | 45 |
| 1401 1402 | RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1401<br>MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL. | 56 | 30 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | RAIN BIRD XCZ-100-PRB-COM<br>WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM | 2 |
| | AREA TO RECEIVE DRIP EMITTERS<br>RAIN BIRD XB-PC<br>SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. | 6,744 S.F. |
| | Emitter Notes:<br>0.5 GPH emitters (2 assigned to each 1 gal. plant) | 122 |
| | 0.5 GPH emitters (1 assigned to each F15(4" pots) plant) | 220 |
| | 1.0 GPH emitters (2 assigned to each 5 gal. plant) | 700 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | RAIN BIRD PEB<br>1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. | 2 |
| | RAIN BIRD 44-LRC<br>1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY. | 1 |
| MV | RAIN BIRD PEB 1"<br>1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. | 1 |
| BF | WATTS LF909 1"<br>LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER. | 1 |
| C | RAIN BIRD ESPLXME2-LXMM<br>12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET. | 1 |
| RS | RAIN BIRD WR2-RFS<br>WIRELESS RAIN/FREEZE SENSOR. | 1 |
| FS | RAIN BIRD FS-100-B<br>1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LX(VM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX. | 1 |
| POC | POINT OF CONNECTION 1" | 1 |
| | IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21<br>PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE. | 2,160 L.F. |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 | 327.8 L.F. |
| | PIPE SLEEVE: PVC SCHEDULE 40 | 317.0 L.F. |

Valve Callout
Valve Number
Valve Flow
Valve Size

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

811 Know what's below. Call before you dig.

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

Kimley»Horn

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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DRAWN BY: AKK
STD ISSUE DATE

REVIEWED BY: JDP
DATE ISSUED: 03/22/2024

TITLE: SITE PLAN
DESCRIPTION: IRRIGATION PLAN
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## LANDSCAPE PLAN

### GENERAL IRRIGATION SPECIFICATIONS AND NOTES

1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
3. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
5. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
11. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
12. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
13. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
14. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
15. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
18. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
19. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
20. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
21. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
22. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
24. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
25. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
26. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
27. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
28. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
29. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
30. LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
31. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

HYDRO-TESTING TO BE PERFORMED AS LISTED:

THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER, IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.

32. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
33. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 $\frac{1}{2}$" ELECTRICAL CONDUIT.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
36. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

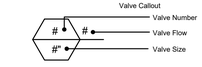
## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| 14 ADJ 14 F | RAIN BIRD R-VAN14 1806-SAM-P45<br>TURF ROTARY, 8FT.-14FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. | 1 | 45 |
| 18 ADJ 18 F | RAIN BIRD R-VAN18 1806-SAM-P45<br>TURF ROTARY, 13FT.-18FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. | 2 | 45 |
| 24 ADJ 24 F | RAIN BIRD R-VAN24 1806-SAM-P45<br>TURF ROTARY, 17FT.-24FT. 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6IN. POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2IN. NPT FEMALE THREADED INLET. | 18 | 45 |
| 1401 1402 | RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1401<br>MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE. SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL. | 56 | 30 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | RAIN BIRD XCZ-100-PRB-COM<br>WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM | 2 |
| | AREA TO RECEIVE DRIP EMITTERS<br>RAIN BIRD XB-PC<br>SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH=BLUE, 1.0 GPH=BLACK, AND 2.0 GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.<br>Emitter Notes:<br>0.5 GPH emitters (2 assigned to each 1 gal. plant) | 6,744 S.F.<br>122 |
| | 0.5 GPH emitters (1 assigned to each F15(4" pots) plant) | 220 |
| | 1.0 GPH emitters (2 assigned to each 5 gal. plant) | 700 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | RAIN BIRD PEB<br>1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. | 2 |
| | RAIN BIRD 44-LRC<br>1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY. | 1 |
| MV | RAIN BIRD PEB 1"<br>1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. | 1 |
| BF | WATTS LF909 1"<br>LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER. | 1 |
| C | RAIN BIRD ESPLXME2-LXMM<br>12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMM POWDER COATED, METAL WALL-MOUNTED CABINET. | 1 |
| RS | RAIN BIRD WR2-RFS<br>WIRELESS RAIN/FREEZE SENSOR. | 1 |
| FS | RAIN BIRD FS-100-B<br>1" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 2.0 GPM TO 40.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) \| LXD \| LXME2(P) \| ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX. | 1 |
| POC | POINT OF CONNECTION 1" | 1 |
| | IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21<br>PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE. | 2,160 L.F. |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 | 327.8 L.F. |
| | PIPE SLEEVE: PVC SCHEDULE 40 | 317.0 L.F. |

Valve Callout




## WATERING SCHEDULE

| NUMBER | MODEL | TYPE | PRECIP | IN./WEEK | MIN./WEEK | GAL./WEEK | GAL./DAY |
|---|---|---|---|---|---|---|---|
| 1 | RAIN BIRD XCZ-100-PRB-COM | BUBBLER | 1.15 in/h | 0.67 | 36 | 504 | 168 |
| 2 | RAIN BIRD XCZ-100-PRB-COM | AREA FOR DRIP EMITTERS | 0.56 in/h | 0.67 | 72 | 1,253 | |
| 3 | RAIN BIRD PEB | TURF ROTARY | 0.31 in/h | 1 | 193 | 2,706 | 902 |
| 4 | RAIN BIRD PEB | TURF ROTARY | 0.3 in/h | 1 | 200 | 3,546 | 1,182 |
| | | TOTALS: | | | 501 | 8,008 | 2,252 |

## CRITICAL ANALYSIS

Generated: 2024-03-08 15:53

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Pressure Available: 80 PSI

DESIGN ANALYSIS
Maximum Station Flow: 17.73 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 0.47 GPM

Critical Station: 2
Design Pressure: 30 PSI
Friction Loss: 2.42 PSI
Fittings Loss: 0.24 PSI
Elevation Loss: 0 PSI
Loss through Valve: 21.8 PSI
Pressure Req. at Critical Station: 54.5 PSI
Loss for Fittings: 0.14 PSI
Loss for Main Line: 1.42 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 14.3 PSI
Loss for Master Valve: 2.61 PSI
Critical Station Pressure at POC: 72.9 PSI
Pressure Available: 80 PSI
Residual Pressure Available: 7.1 PSI

## VALVE SCHEDULE

| NUMBER | MODEL | SIZE | TYPE | GPM | WIRE | PSI | PSI @ POC | PRECIP |
|---|---|---|---|---|---|---|---|---|
| 1 | RAIN BIRD XCZ-100-PRB-COM | 1" | BUBBLER | 14 | 225.3 | 51.8 | 70.1 | 1.15 in/h |
| 2 | RAIN BIRD XCZ-100-PRB-COM | 1" | AREA FOR DRIP EMITTERS | 17.4 | 165.6 | 54.5 | 72.9 | 0.56 in/h |
| 3 | RAIN BIRD PEB | 1" | TURF ROTARY | 14.02 | 107.7 | 48.8 | 66.3 | 0.31 in/h |
| 4 | RAIN BIRD PEB | 1" | TURF ROTARY | 17.73 | 103.8 | 48.2 | 66.1 | 0.3 in/h |
| | Common Wire | | | | 327.8 | | | |

811 Know what's below. Call before you dig.

| BY | DESCRIPTION | DATE | REV |
|---|---|---|---|
| | | | |

Kimley»Horn

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DRAWN BY AKK
STD ISSUE DATE

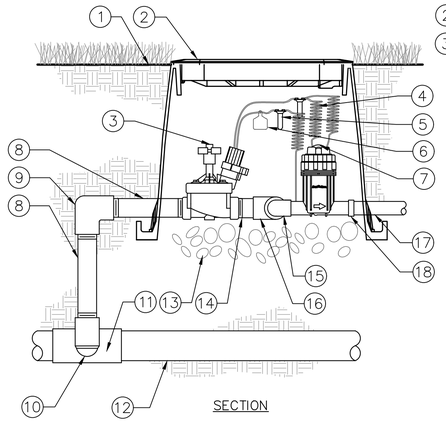
REVIEWED BY JCP
DATE ISSUED 03/22/2024

TITLE: SITE PLAN
DESCRIPTION: IRRIGATION NOTES
SITE ID 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

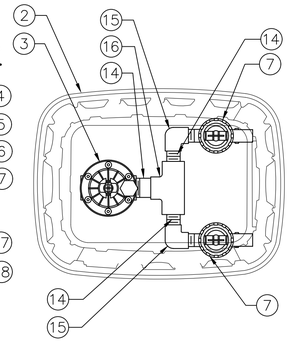
# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## LANDSCAPE PLAN



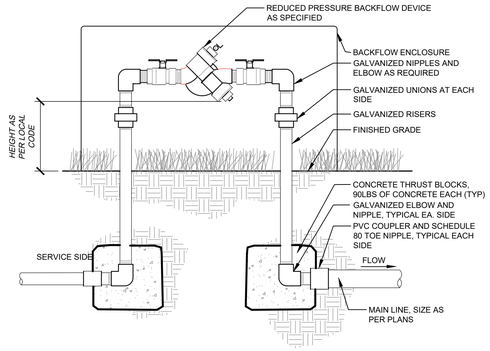

SECTION



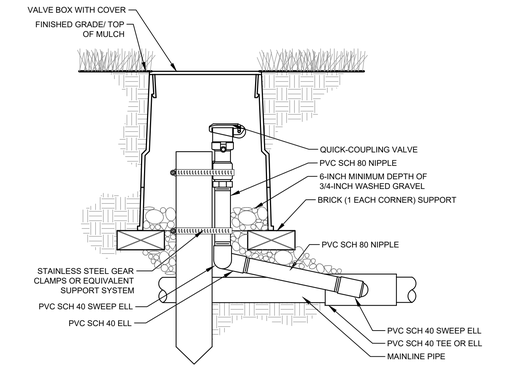

PLAN

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH LOCKING COVER
3. REMOTE CONTROL VALVE
4. 30-INCH LINEAR LENGTH OF WIRE, COILED
5. WATERPROOF CONNECTION
6. ID TAG
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 ELL
16. PVC SCH 40 TEE
17. LATERAL PIPE
18. PVC SCH 40 FEMALE ADAPTOR

1 / xx — DRIP ZONE VALVE KIT
SECTION / PLAN — NTS



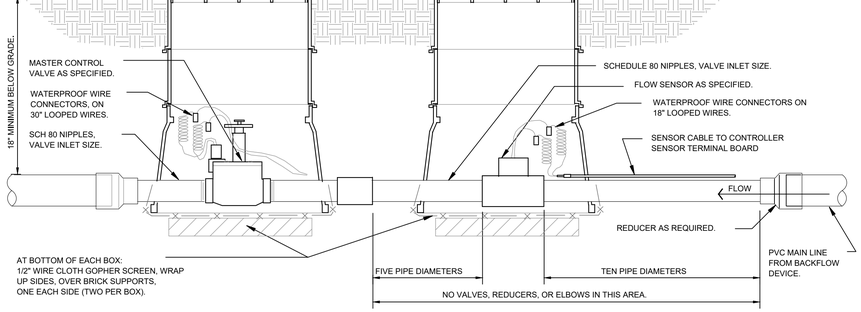

2 / xx — BACKFLOW PREVENTER
SECTION — NTS



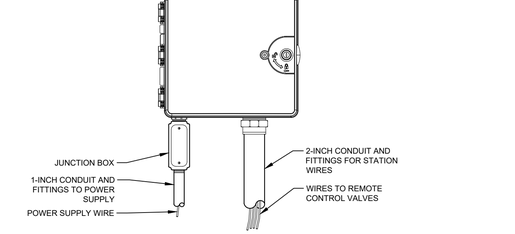

NOTE:

FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

3 / xx — TYPICAL QUICK COUPLER
SECTION — NTS

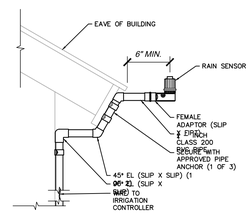



4 / xx — MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
SECTION — NTS

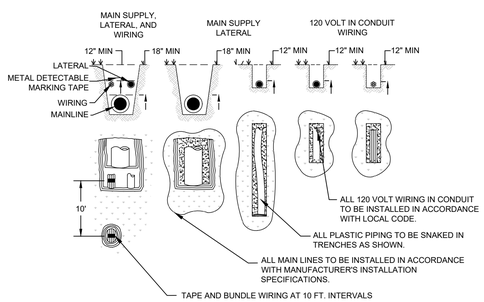



NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

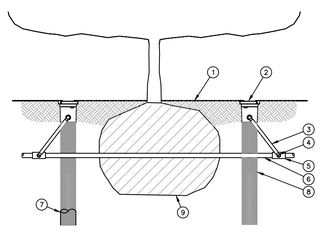
5 / xx — IRRIGATION CONTROLLER – WALL MOUNT
ELEVATION — NTS




6 / xx — RAIN SENSOR – BUILDING MOUNT
SECTION — NTS



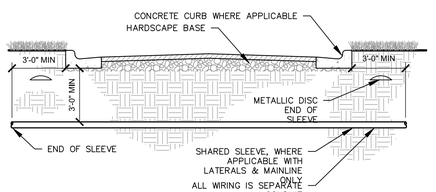

7 / xx — TYPICAL TRENCHING
SECTION — NTS




1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS
3. SWING ASSEMBLY (INCLUDED)
4. 1/2" (1.3 CM) MALE NPT INLET (INCLUDED)
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10.2 CM) WIDE X 36" (91.4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-B-C-1401: 0.25 GPM (0.95 LM), CHECK VALVE
   RWS-B-1401: 0.25 GPM (0.95 LM)
   RWS-B-X-1401: 0.25 GPM (0.95 LM), 18" (45.7 CM) SWING ASSEMBLY
   RWS-B-C-1402: 0.5 GPM (1.9 LM), CHECK VALVE
   RWS-B-1402: 0.5 GPM (1.9 LM)
   RWS-B-C-1404: 1.0 GPM (3.8 LM), CHECK VALVE
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

8 / xx — ROOT WATERING SYSTEM
NTS




9 / xx — TYPICAL SLEEVING
SECTION — NTS

096-806.-018-24

811 Know what's below. Call before you dig.

| BY | DESCRIPTION | DATE | REV |
|---|---|---|---|
| | | | |

Kimley»Horn

PREPARED BY:

PREPARED FOR: © McDonald's USA, LLC

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DRAWN BY: AKK
STD ISSUE DATE

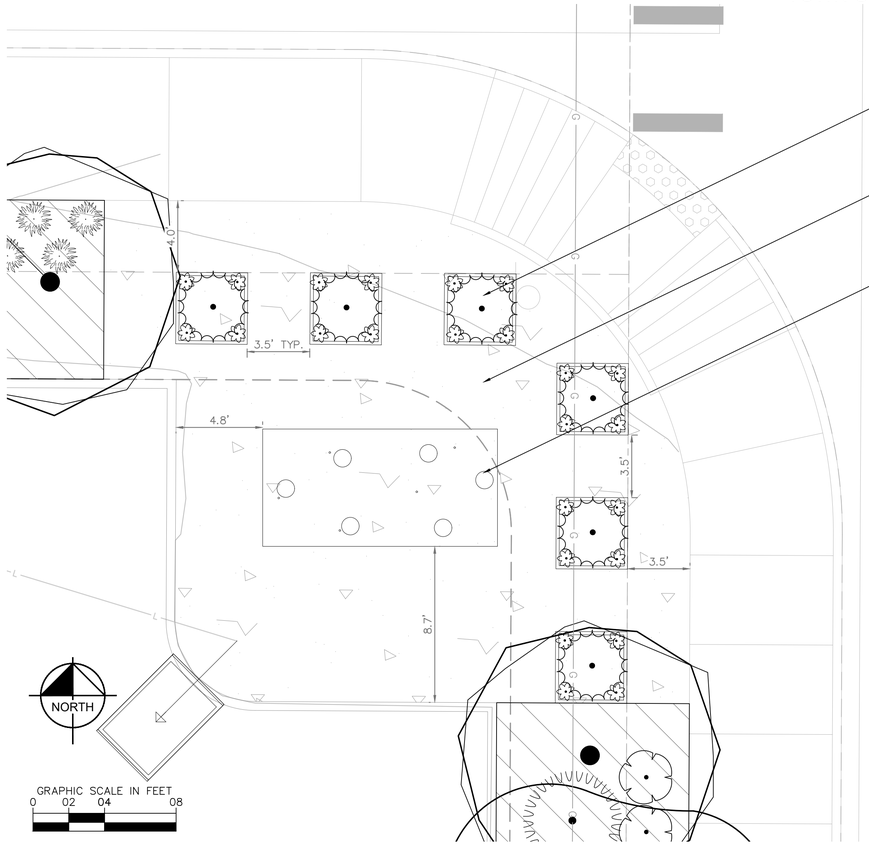
REVIEWED BY: JDP
DATE ISSUED: 03/22/2024

TITLE: SITE PLAN
DESCRIPTION: IRRIGATION DETAILS
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## LANDSCAPE PLAN

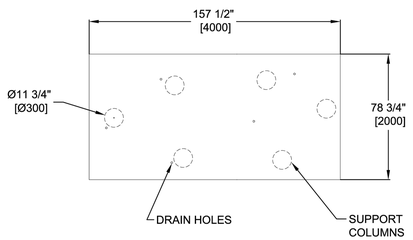


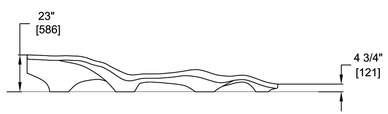

NOTES:

1) BENCH TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS WITH PROPER FOOTINGS AND ATTACHMENTS FOR STABLE AND SAFE USE. COLOR TO BE BLACK.
2) PLANTERS TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. MATERIAL TO BE FIBERGLASS, COLOR TO BE DESIGNER COLOR - IRON.
3) IRRIGATION SLEEVES TO BE INSTALLED TO EACH PLANTER LOCATION PRIOR TO CONCRETE BEING POURED.

**Escofet. Lungo Mare** Bench, Module A
Product Drawing

Date: 4/14/2015
www.landscapeforms.com Ph: 800.521.2546



landscapeforms Drawing: ESJ01-01
Dimensions are in inches [mm]

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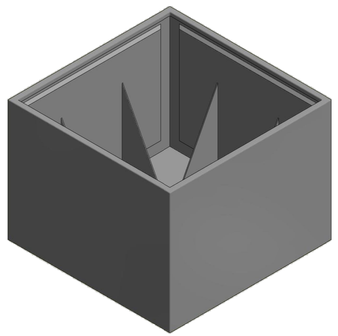
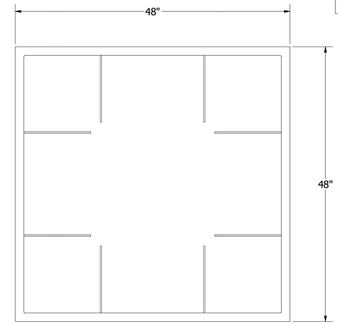
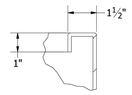
01 17 BENCH STRUCTURE DETAIL

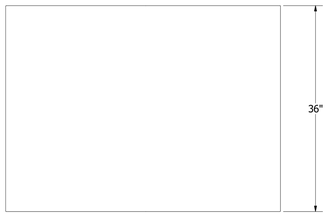




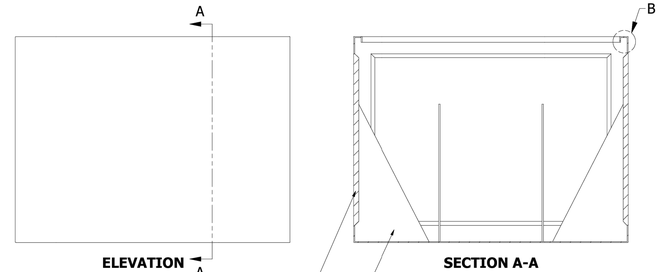

PLAN




**DETAIL B**




SIDE




ELEVATION A A

SECTION A-A

NOTES: UNLESS OTHERWISE SPECIFIED

1) MATERIAL: FIBERGLASS REINFORCED PLASTIC (FRP)
NOMINAL WALL THICKNESS 1/8" - 3/16"
2) ALL DIMENSIONS ARE NOMINAL, ACTUAL SIZE MAY VARY.
3) PLANTER IS DESIGNED FOR NO MORE THAN
80 LBS PER CUBIC FOOT SATURATED SOIL DENSITY.
GREATER LOADS MUST BE REDUCED AND ALTERNATIVES FOR
FILL MUST BE INSTALLED. ALTERNATE FILL EXAMPLES ARE:
1) LOWER 18" DEPTH FILL OF #1-#2 EPS FOAM
2) LOWER 18" DEPTH OF VERSICELL (15 LAYERS OF EVC-30)
3) OPTIONAL FALSE BOTTOM 18" FROM TOP (INQUIRE FOR PRICING)

COLOR: _____

TEXTURE: _____

**APPROVAL:**

Signature authorizes Tournesol Siteworks
to manufacture the product as shown

| | |
|---|---|
| Tournesol Siteworks<br>2930 Faber Street,<br>Union City, CA 94587 | TITLE: WILSHIRE - RECTANGLE - 48X48X36<br>WR-484836 |
| DRAWN: MLC 6/14/2018 | |
| SIZE: C | DWG NO: WR-484836-SUB REV: A |
| ALL DIMENSIONS IN INCHES | SCALE 1/10 MATERIAL: GFRP SHEET 1 OF 1 |

02 17 PLANTER DETAIL

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| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

Kimley»Horn

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC

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| DRAWN BY | REVIEWED BY |
|---|---|
| AKK | JCP |
| STD ISSUE DATE | DATE ISSUED |
| | 03/22/2024 |

TITLE: SITE PLAN

DESCRIPTION: PEDESTRIAN PLAZA DETAILS

SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

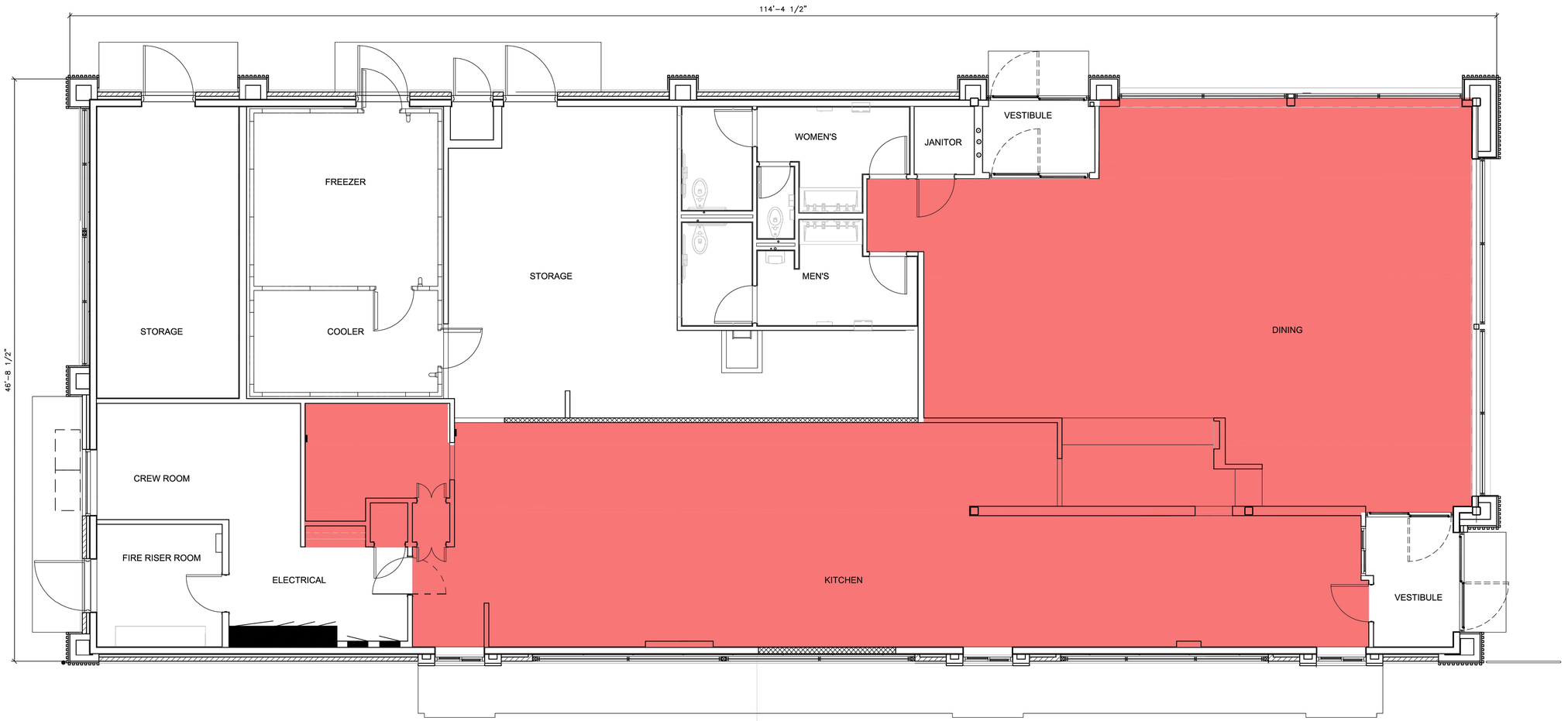
SITE ID: 511032

17

# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## SITE PLAN




2626 SF

4,760 S.F. TOTAL FLOOR AREA
2,626 S.F. LEASE AREA

811 Know what's **below.** **Call** before you dig.

| BY | DESCRIPTION | DATE | REV |
|---|---|---|---|

Kimley»Horn

PRELIMINARY
FOR REVIEW ONLY
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PREPARED BY:

PREPARED FOR: McDonald's USA, LLC ©

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DRAWN BY: MJS
STD ISSUE DATE:

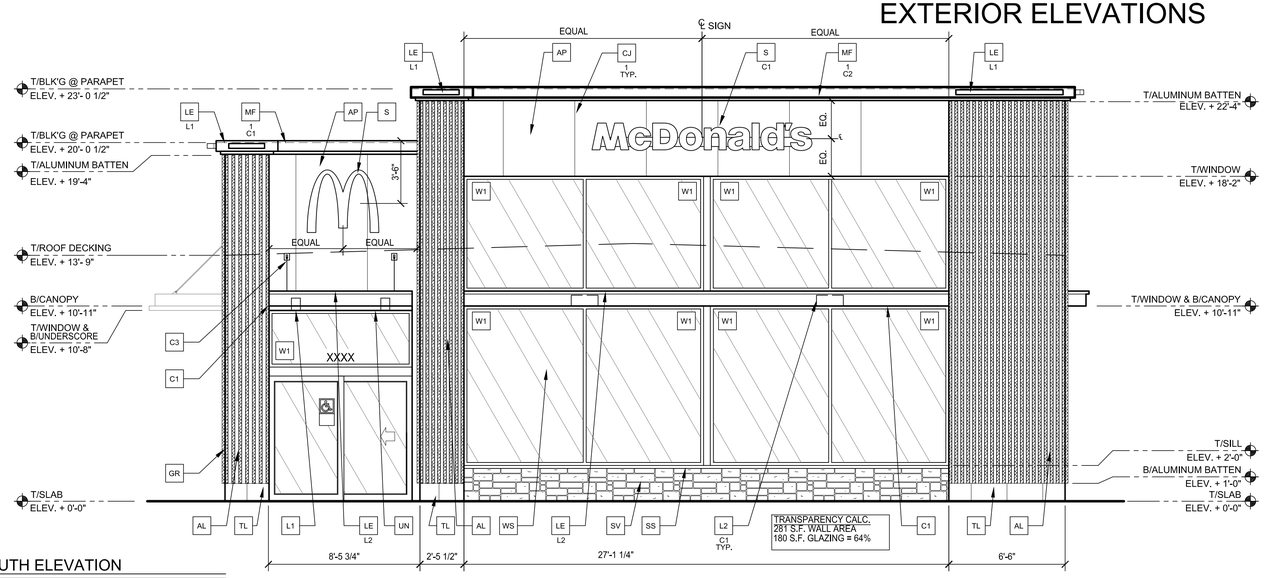
REVIEWED BY: JJM
DATE ISSUED: 03/22/2024

TITLE: **SITE PLAN**
DESCRIPTION: **NET LEASABLE AREA**
SITE ID: 51032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

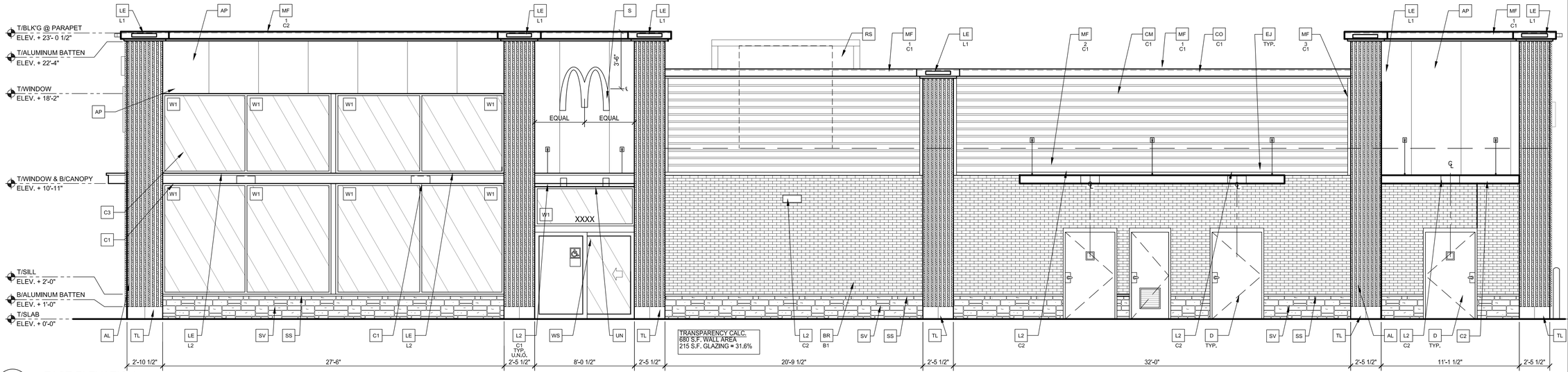
# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## EXTERIOR ELEVATIONS




1 / A2.0 SOUTH ELEVATION
1/4" = 1'-0"




2 / A2.0 EAST ELEVATION
1/4" = 1'-0"

## KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
  SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- AP — ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BM — BRAKE METAL PANEL
  COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR — MODULAR FACE BRICK
  B1 — COLOR:
  B1 = "ONYX" SMOOTH, BY SUMMIT BRICK
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
  GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CJ — CONTROL JOINT
  1 — TYPE: 1 = ALPOLIC
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  C1 — COLOR:
  C1 = WEATHERED ZINC
- CO — CORNICE
  C1 — COLOR: WEATHER ZINC
- D — HOLLOW METAL DOOR
  PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (866) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- GR — GUARD RAIL -SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
  COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= MATCH RAL 7022
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  1 / C1 — TYPE:
  1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC (FLAT FACTORY FINISHED)
  C2= RAL 7022 (FLAT FACTORY FINISHED)
- PB — PIPE BOLLARD - PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- RS — ROOF-TOP EQUIPMENT SCREEN (BEYOND), COLOR TO MATCH ALPOLIC METAL PANEL COLOR RAL 7022
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
  C1 — COLOR:
  C1 = WEATHERED ZINC RACEWAY
  C2 = RAL 7022 RACEWAY
- SS — STONE SILL, TELLURIDE STONE OKLAHOMA BLUE SILL
  2.5"-3"x2.5"-3"x24"
- SV — STONE VENEER, TELLURIDE STONE SAWN THIN VENEER, HERITAGE BILTMORE DIMENSIONAL
- TL — TILE (@ BASE OF BATTEN SYSTEM)
  EUROWEST: DELUXE COLLECTION
  COLOR: ABSOLUTE BLACK, SIZE: 6"X24"
  WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
  GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL
  GROUT WIDTH: 1/8" TO 3/16"
  CONTACT: JAN DETER, (714) 937-7500
- UN — METAL UNDERSCORE
  COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  XX — COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT
- W3 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
  BACK LIT GLAZING

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|
| | | | |

PREPARED BY:
ARRIS ARCHITECTURE
Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

PREPARED FOR:
McDonald's USA, LLC

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|---|---|---|
| B.ABELLA | | 7/19/2022 |
| STD ISSUE DATE | | |

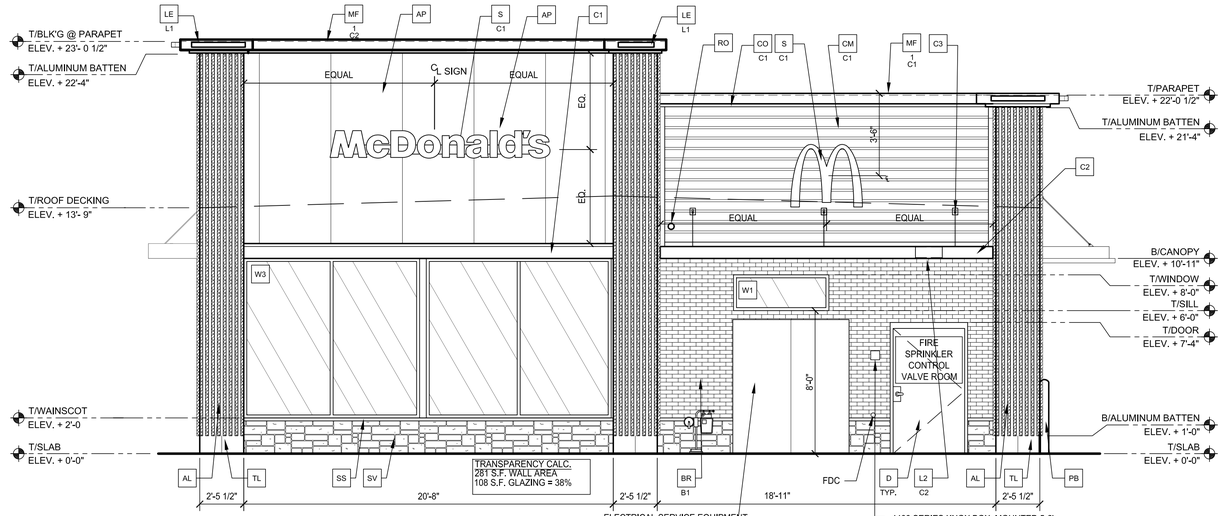
TITLE: EXTERIOR ELEVATIONS
DESCRIPTION:
SITE ID: 005 - 1032
SITE ADDRESS: NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

SHEET NO. A2.0

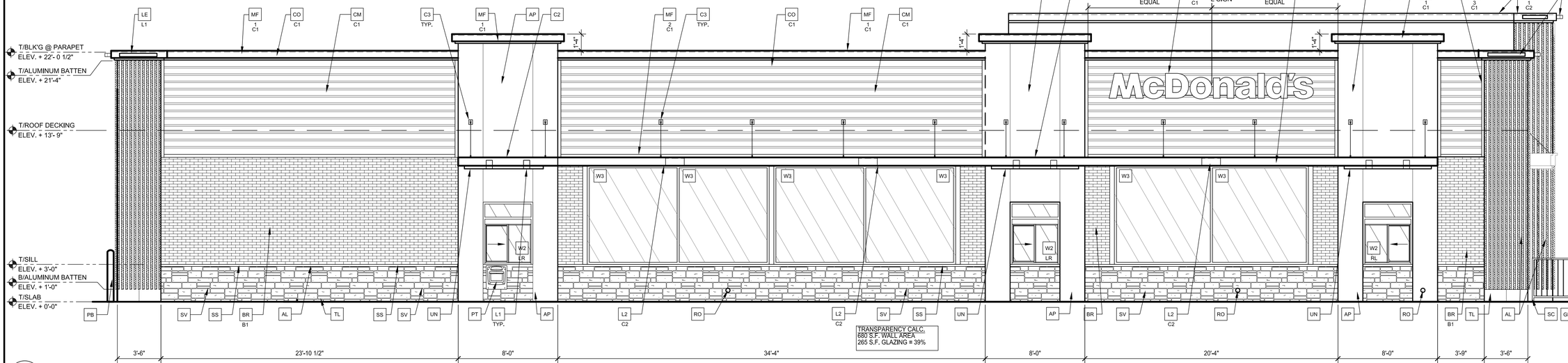
# PARKER POINTE SUBDIVISION FILING NO. 1, LOT 2A

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 3,
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## EXTERIOR ELEVATIONS




1 / A2.1 NORTH ELEVATION
1/4" = 1'-0"




2 / A2.1 WEST ELEVATION
1/4" = 1'-0"

## KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE
  COLOR: WOOD GRAIN, BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES.
  SUBSTRATE COLOR: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- AP — ALPOLIC METAL PANEL (COLOR: RAL 7022)
- BM — BRAKE METAL PANEL
  COLOR: PAINT "HARVEST MOON" #232-5 BY VALSPAR
- BR — MODULAR FACE BRICK
  B1 — COLOR:
  B1 = "ONYX" SMOOTH, BY SUMMIT BRICK
- C1 — ALUMINUM CANOPY SYSTEM W/FASCIA
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- C3 — ALUMINUM CANOPY TIEBACK
  COLOR: RAL 7022
  GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
- CJ — CONTROL JOINT
  1 — TYPE: 1 = ALPOLIC
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  C1 — COLOR:
  C1 = WEATHERED ZINC
- CO — CORNICE
  C1 — COLOR: WEATHER ZINC
- D — HOLLOW METAL DOOR
  PAINT: "GAUNTLET GRAY" SW-7017 BY SHERWIN WILLIAMS
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (865) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxl.com
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- GR — GUARD RAIL -SEE CIVIL SITE PLAN FOR EXACT LOCATION AND LENGTH
  PAINT: "IRON ORE" 7069 BY SHERWIN WILLIAMS
- L1 — RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL
  COLOR: GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE
  C2= MATCH RAL 7022
- LE — ACCENT LIGHTING - SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = INTEGRAL CANOPY FIXTURE
  L3 = UP ONLY FLOOD FIXTURE
- MF — METAL FASCIA
  1 — TYPE:
  C1 — 1 = PRE-FAB ANCHOR-TITE FASCIA
  2 = BOTTOM TRIM AT METAL REVEAL PANEL
  3 = VERTICAL TRIM AT METAL REVEAL PANEL CORNERS, CLOSURES
  COLOR:
  C1= WEATHERED ZINC (FLAT FACTORY FINISHED)
  C2= RAL 7022 (FLAT FACTORY FINISHED)
- PB — PIPE BOLLARD - PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD CALL 1-888-743-7435 TO ORDER
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- RS — ROOF-TOP EQUIPMENT SCREEN (BEYOND). COLOR TO MATCH ALPOLIC METAL PANEL COLOR RAL 7022
- S — McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
  C1 — COLOR:
  C1 = WEATHERED ZINC RACEWAY
  C2 = RAL 7022 RACEWAY
- SS — STONE SILL. TELLURIDE STONE OKLAHOMA BLUE SILL
  2.5"-3"x2.5"-3"x24"
- SV — STONE VENEER, TELLURIDE STONE SAWN THIN VENEER,
  HERITAGE BILTMORE DIMENSIONAL
- TL — TILE (@ BASE OF BATTEN SYSTEM)
  EUROWEST: DELUXE COLLECTION
  COLOR: ABSOLUTE BLACK, SIZE: 6"X24"
  WATERPROOFING SETTING MATERIAL AND GROUT: BY MAPEI
  GROUT COLOR: ULTRA COLOR PLUS - 47 CHARCOAL
  GROUT WIDTH: 1/8" TO 3/16"
  CONTACT: JAN DETER, (714) 937-7500
- UN — METAL UNDERSCORE
  COLOR: GOLD
- W1 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  XX — COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT
- W3 — EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS
  COLOR: DARK BRONZE
  BACK LIT GLAZING

| REV | DATE | DESCRIPTION | BY |
|---|---|---|---|

PREPARED BY:
ARRIS ARCHITECTURE
Arris Architecture, LLC
3436 New Castle Dr.
Loveland, CO 80538

PREPARED FOR:
McDonald's USA, LLC

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|---|---|
| CSS | |
| STD ISSUE DATE | DATE ISSUED |
| | 7/19/2022 |

TITLE: EXTERIOR ELEVATIONS

DESCRIPTION

SITE ADDRESS:
NEAR SEC PARKER ROAD AND STROH ROAD, PARKER CO

SITE ID
005-1032

A2.1